

**GATED COMMUNITY
RESIDENTIAL
PLOTS & VILLAS
RERA & DTCP
APPROVED**



**BEST PLACE
IN THE HEART OF
THIRUVALLUR**

GOMATHI AMMAN NAGAR

**JUST
₹1999/- PER SQ.FT**



BEHIND

**GOVERNMENT MEDICAL COLLEGE
TIRUVALLUR COLLECTOR OFFICE**



Thanigai Estates & Constructions Pvt Ltd

ABOUT CHAIRMAN & COMPANY

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 Came 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



DR. MJF LION. MR.S.KILLIVALAVAN
FOUNDER & CHAIRMAN

Our Chairman's Dynamic And Intelligent Leadership Lead 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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THANIGAI ESTATES & CONSTRUCTIONS PVT LTD

MANAGING DIRECTORS



is the esteemed leader of the Board of Directors at Thanigai Estates & Constructions Pvt. Ltd. With an illustrious career in Real Estate and Property Management, he has consistently achieved significant milestones and driven the company to new heights. His visionary leadership and strategic approach have been instrumental in propelling the company to rapid success, scaling various peak and ensuring sustained growth and excellence in the industry

MR. K VETRISILVAN
MANAGING DIRECTOR

is a prominent Director and a key figure in the Marketing Team at Thanigai Estates & Constructions Pvt. Ltd. Known for his exceptional leadership and strategic vision, he plays a pivotal role in driving the company's marketing efforts. His accomplished leadership skills have instilled greater confidence in the marketing directors of Thanigai, empowering them to execute innovative strategies and achieve remarkable success in the real estate sector.



MR. B ASHOK KUMAR
MANAGING DIRECTOR



is a dynamic and driven Managing Director, leading Thanigai Estates & Constructions Pvt. Ltd. with passion and expertise. With a successful career in Property Management, he has demonstrated a remarkable ability to navigate the diverse aspects of the real estate industry. His strategic vision and operational proficiency have established him as a key player in the field, and his leadership continues to steer the company towards growth and innovation.

MR. K MANIKANDA SUBBIAN
MANAGING DIRECTOR

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TIRUVALLUR GOVERNMENT OFFICE'S

THIRUPACHUR DEVELOPMENT



Sub - Register Office



Collector Office



Reginal Transpot Office



Combined Court



Districk Police Office

Gomathi Amman Nagar

WALKABLE DISTANCE

FROM OUR SITE

- »» **BUS STOP**
- »» **TEMPLES**
- »» **PROVISION STORES**
- »» **RATION SHOP**
- »» **SCHOOLS & COLLEGES**



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SITE AMENITIES

- »» **DTCP & RERA APPROVED PLOTS**
- »» **EB FACILITY**
- »» **BLACK TOP ROADS (30 FT, 40FT ROADS)**
- »» **GATED COMMUNITY**
- »» **PARKS**
- »» **SURROUNDED BY HOUSES**
- »» **FREQUENT BUS & SHARE AUTO FACILITIES**



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THIRUPACHUR NEARBY AMENITIES



»» **GROCERY SHOPS**

»» **BANKS & ATMS**

»» **HOSPITALS & MEDICAL SHOPS**

»» **SCHOOLS & COLLEGES**

»» **THEATRES**

»» **MARKETS**

»» **GOVT OFFICES**

»» **RAILWAY STATION & BUS STAND**

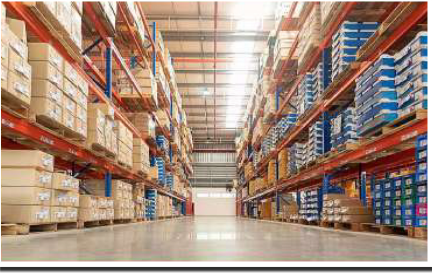
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WHY YOU SHOULD INVEST IN THIRUPACHUR



REASON NO:1 INDUSTRIAL & COMMERCIAL

TIRUVALLUR, A FAST DEVELOPING DISTRICT IN THE SOUTHERN STATE OF TAMIL NADU & GIVES SPECIAL INDUSTRIAL AND COMMERCIAL IMPORTANCE. EXISTENCE OF MANY ACADEMIC INSTITUTIONS, PRODUCTION UNITS AND BUSINESS ESTABLISHMENTS.



REASON NO: 2 MULTI-MODEL LOGISTICS PARK

TAMIL NADU'S FIRST MULTI-MODAL LOGISTICS PARK GOING TO BE CONSTRUCTED IN THIRUVALLUR NEAR THE AUTOMOBILE & ELECTRONIC MANUFACTURING CLUSTERS OF SRIPERUMBUDUR & ORAGADAM. THE PROJECT WILL BE EXECUTED AT A COST OF RS 1,200 CRORE IN 158 ACRES OF LAND OWNED BY THE CHENNAI PORT TRUST.



REASON NO: 3 THE EXPANSION OF CMA

THE CMA FALLS IN THREE DISTRICTS OF THE TAMIL NADU STATE CHENNAI DISTRICT, PART OF THIRUVALLUR DISTRICT, AND PART OF KANCHEEPURAM DISTRICT. THE EXTENT OF THE CHENNAI DISTRICT (COVERED IN CHENNAI MUNICIPAL CORPORATION AREA) IS 176 SQ.KM & COMPRISES 55 REVENUE VILLAGES IN FIVE TALUKS.



REASON NO: 4 SIDCO PROJECT

NGT STAYS SIDCO PROJECT IN THIRUVALLUR, TAMIL NADU SMALL INDUSTRIES DEVELOPMENT CORPORATION LIMITED (SIDCO) HAD IDENTIFIED 145.98 ACRES OF LAND BETWEEN THIRUVALLUR AND TIRUTTANI TO ESTABLISH AN INDUSTRIAL ESTATE. THE PROJECT WAS ANNOUNCED IN THE 2021 BUDGET SESSION LAST SEPTEMBER.



REASON NO: 5 METRO'S FUTURE PLANS

CHENNAI METRO RAIL LTD. HAS BEGUN PLANNING TO EXTEND THE CONNECTIVITY TO THIRUVALLUR DISTRICT TIRUMAZHISAI SATELLITE TOWNSHIP. THIS STRETCH FROM POONAMALLEE TO TIRUMAZHISAI WOES LIKELY TO GO THROUGH NAZARATHPET, CHEMBARAMBAKKAM & QUICK CONNECTIVITY TO VARIOUS EDUCATIONAL INSTITUTIONS.

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WHY IS TIRUVALLUR CALLED A "SATELLITE CITY"?

Tiruvallur is rapidly developing as a key urban extension to Chennai, and it is referred to as a "Satellite City" for several reasons:

✓ **1. EXPANSION AREA FOR CHENNAI METROPOLITAN GROWTH:**

As Chennai becomes more crowded and saturate surrounding areas like Tiruvallur are being develop to ease the pressure on the main city. It serves as a strategic extension of Chennai's growth.

✓ **2. GROWTH OF INDUSTRIES AND JOB OPPORTUNITIES:**

Many major industries and factories (like Hyundai, Caterpillar, Nokia SEZ) are located in and around Tiruvallur. This brings in employment, which in turn increases housing demand.

✓ **3. IMPROVED TRANSPORT & INFRASTRUCTURE:**

Tiruvallur is well-connected by railways, highways, bus routes, and upcoming metro connectivity. This makes commuting to and from Chennai convenient, making it suitable for residential and commercial expansion.

✓ **4. GOVERNMENT DEVELOPMENT PLANS:**

Organizations like CMDA and TNUDA are actively developing Tiruvallur as a "Satellite Township" under master plans aimed at decentralizing Chennai.

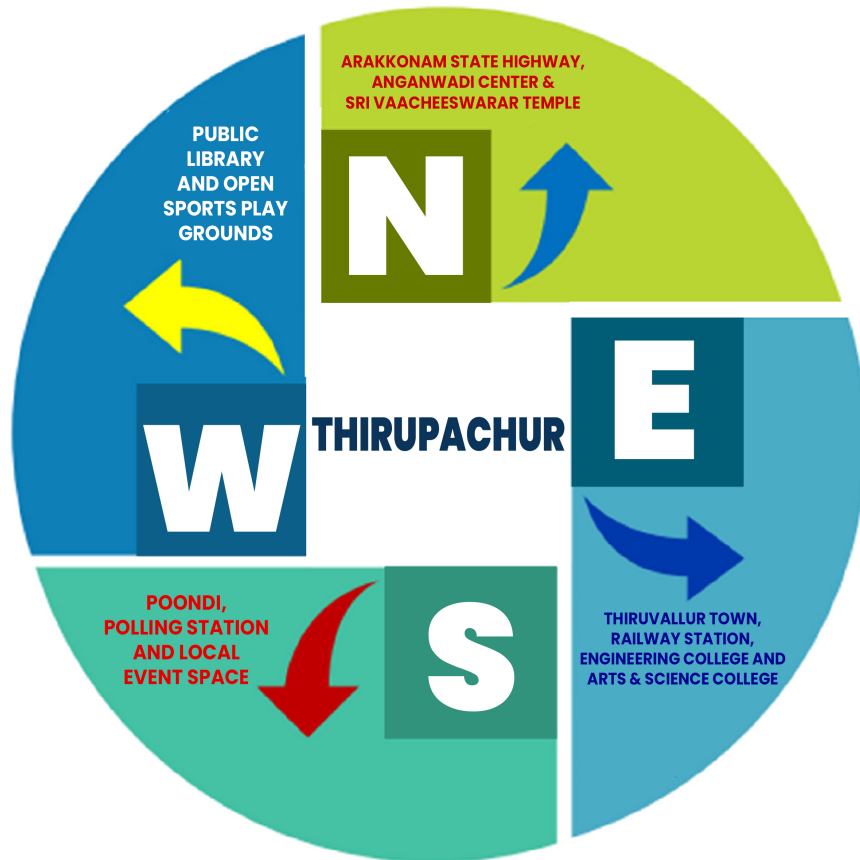
✓ **5. AFFORDABLE AND LIVABLE ENVIRONMENT:**

Compared to central Chennai, Tiruvallur offers more affordable housing, cleaner surroundings, and growing community amenities—making it an ideal place to live and invest.

Because of all these factors, Tiruvallur is rightly called a "Satellite City" – supporting and sharing the urban burden of Chennai while growing with its own identity.

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THIRUPACHUR CONNECTIVITY



WEST

PUBLIC LIBRARY, AND OPEN SPORTS PLAYGROUNDS

EAST

THIRUVALLUR TOWN, RAILWAY STATION,
ENGINEERING COLLEGE AND
ARTS & SCIENCE COLLEGE

SOUTH

POONDI, POLLING STATION AND LOCAL EVENT SPACE

NORTH

ARAKKONAM STATE HIGHWAY, ANGANWADI CENTER &
SRI VAACHEESWARAR TEMPLE

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தணிகை எஸ்டேட்ஸ் & கன்ஸ்ட்ரக்ஷன்ஸ் PVT. LTD.™

வழங்கும்

கோமதி அம்மன் நகர்



திருவள்ளூர்

புதிய பேருந்து நிலையம் அருகில்

திருப்பாச்சூர்



சதுரடி
₹ 1999
மட்டும்



திருவள்ளூர்

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₹ 1999
மட்டும்



சிறப்பம்சம்

- ✓ நமது மனைப்பிரிவு குடியிருப்புகளுக்கு மத்தியில் அமைந்துள்ளது.
- ✓ நமது மனையைச் சுற்றிலும் மதில்சுவர், நுழைவு வாயில், 24 மணிநேர பாதுகாவலர் வசதி மற்றும் தார்சாலை என Gated Community ஆக குடியிருப்புகளுக்கு மத்தியில் அமைந்துள்ளது.
- ✓ நமது மனைப்பிரிவில் 50 அடியில் சுவையான குடிநீர்.
- ✓ நமது மனைப்பிரிவில் மின்சார வசதி உள்ளது.

சதுரடி விலை	அளவு	முன்பணம்
₹1999	600 சதுரடி	₹ 1,00,000
OFFER • 15 நாட்களில் முழுத்தொகை செலுத்தும் நபர்களுக்கு (பத்திரப்பதிவு + தனிப்பட்ட + EC இலவசம்). • 3 மாதத்தில் முழுத்தொகை செலுத்துபவர்களுக்கு பத்திரப்பதிவு தங்களுடையது.		



மனைபிரிவில் இருந்து

- ✓ 5 min - புதிய பேருந்து நிலையம், திருவள்ளூர் பகார், பள்ளி மற்றும் கல்லூரிகள், மருத்துவமனை.
- ✓ 5 min - திருவள்ளூர் பைபால் - ரெடஹில்ஸ் SH ரோடு.
- ✓ 5 min - புதிய 200 அடி நெடுஞ்சாலை
- ✓ 10 min - கடம்பத்தூர் ரயில் நிலையம்.

Bank Loan Available

கார்ப்பர் மனைகளுக்கு சதுரடி ரூ.2099 என்பது விலை.

Gomathi Amman Nagar



1 BHK

LAND

800sq.ft X 1999

₹ 15,99,200

CONSTRUCTION

400sq.ft X 2300

₹ 9,20,000

**BORE, EB, SEPTIC TANK
BUILDING PLAN APPROVAL
WEATHERING COOLING TILES**

₹ 4,50,000

TOTAL

₹ 29,69,200

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LAND

800sq.ft X 1999

₹ 15,99,200

CONSTRUCTION

700sq.ft X 2300

₹ 16,10,000

**BORE, EB, SEPTIC TANK
BUILDING PLAN APPROVAL
WEATHERING COOLING TILES**

₹ 4,50,000

TOTAL

₹ 32,09,200

2 BHK

Gomathi Amman Nagar





தணிகை எஸ்டேட்ஸ்
& கன்ஸ்ட்ரக்ஷன்ஸ் பி.லிமிடெட்

Thank You

Gomathi Amman Nagar