



# GUDUVANCHERY

*Premium Villa Plots*





## 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**

A-27/4, Sector-16, Noida-201301, U.P., India  
www.qfscerts.com  
email: admin@qfscerts.com

This Certificate remains the property of QFS

**ISO 9001 : 2015**  
**Certified Company**



## ***Corporate Office***

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*N.No : 145, O.No : 51,  
1<sup>st</sup> Floor, Pattel Road,  
Perambur,  
Chennai - 600011.*

**Website Address : [thanigaiestates.com](http://thanigaiestates.com)**

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**34** Years of Excellence



## COMPANY PROFILE...

*Thanigai is a Pioneer in the field of Real estate For the past three Decades, we have completed more than **125+ DTCP & CMDA Approved Projects** in the name of “**Gomathi Amman Nagar**”, and we have more than **1.5 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.*



# 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.





 **K.VETRISSELVAN**  
Deputy Managing Director



 **B.ASHOK KUMAR**  
Marketing Director



 **K.MANIKANDA SUBBIAN**  
Admin Director

**THANIGAI ESTATES & CONSTRUCTIONS PVT.LTD**

TAKE PRIDE IN DELIVERING QUALITY PROJECTS TO OUR CLIENTS



# WHY THANIGAI ESTATES?

Our Core Aim Is To Serve and meet Our Clients expectations With Dedication And Integrity for them to Build an Enduring Relationship With Thanigai Estates And Constructions.



## Right Understanding

We Know What You Exactly Need & What Suits You the most.



## Background Check

We Go Ahead & Partner, Only After Performing A Thorough Verification Of The Property.



## Latest Market Updates

We Have Mastered The Right Mix Of Technology, Trend And Market Situations.



## 100% Transparency

We Keep You Involved In Each Step Till Registration Of The Property.



## Post Sales Support

We Lend Our Support to Clients Even After The Completion of Entire Sale.



## Ethical Behaviour

Instead Of Making Quick Bucks, We Inculcate With Integrity & Promise To Do What's Right For Our Clients.

# GUDUVANCHERY

## “Gomathi Amman Nagar”

District - Chengalpattu

Taluk - Vandalur

Panchayat Union - Kaattankulathur



Village - Kalvoy

Pincode - 603108

Registrar Office - Thiruporur





# WHY GUDUVANCHERY?

- **Guduvanchery is a Fastest Growing City in Terms Of Development**
- **Guduvanchery is an Hot Spot for Real Estate Investors. It has huge potential for Appreciation**
- **Our Site is Located Near Both OMR & GST**
- **Ready For Construction Of Villas**
- **Surrounding by Villa Houses**
- **All Basic Amenities are at walkable Distance**
- **Frequent Bus & Share Auto Facilities**
- **Near to Many IT Companies**
- **Near To New CMBT**
- **Near to Upcoming 8 way Lane**

# GUDUVANCHERY

BUS TERMINUS

10 MINS

RAILWAY STATION

10 MINS

NEW CMBT BUS  
TERMINUS  
(KILAMBAKKAM)

15 MINS

GST ROAD  
NH(45)

10 MINS

SRM ENGG  
COLLEGE POTHERI

15 MINS



# GUDUVANCHERY

SRM PUBLIC  
SCHOOL

7 MINS

VELAMMAL  
VIDHYASHRAM

7 MINS

KELAMBAKKAM

15 MINS

TAMBARAM

20 MINS

THIRUPPORUR  
(OMR Road)

25 MINS



*Guduvanchery Railway Station*



*Guduvanchery Bus Stand*



*SRM Public School,  
Guduvanchery*

# SCHOOLS

*Velammal Vidhyashram,  
Guduvanchery*

- *Velammal Vidhyashram*
- *SRM Public School*
- *St.Mary's Matriculation School*
- *Modern Secular Play School*
- *Sri Ma Vidhyalaya CBSE*
- *Vidya Mandhir Estancia*
- *Bharathiyar Matriculation Higher Sec  
School*
- *Kidzee Play School*



# COLLEGES



- *SRM Institutions*
- *Vellore Institute Of Technology*
- *Indian Institute Of Information Technology Design & Manufacturing*
- *Shri Sathya Sai Medical College & Research Institute*
- *Apollo Group Of Colleges*
- *Indira Institute Of Engineering & Technology Educational*
- *Indira Institute Of Management & Research*



# HOSPITALS

- **Deepam Hospitals - nandhivaram**
- **Thangam Hospital**
- **Nandhivaram Government Hospital**
- **SRM Hospital**
- **Assama Speciality Clinic - Nandhivaram**
- **Shri Sathya Sai Hospital**



# COMPANIES



- *Intimate Fashions Pvt.Ltd*
- *Rane NSK Steering Systems Pvt.Ltd*
- *Rane Automotive(India) Pvt.Ltd*
- *Sag Squad Software Company*
- *Synergy Quad Software And  
Consultancy Pvt.Ltd*
- *Suspa Pneumatics(India) Pvt.Ltd*
- *Zoho Corporation*







# *Aringnar Anna Zoological Park*

*20 Mins*

# Guduvanchery GST Road widened from 4 Way Lane to 8 Way Lane 275 Crore Project



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## Eight-laning work at Guduvanchery-Chettipuniyam stretch of Chennai's GST Road gains pace

Widening of the four-lane GST road from four to eight lanes was necessitated to facilitate the proposed construction of elevated corridor from Tambaram and Chengalpattu.



Published: 11th May 2022 06:37 AM | Last Updated: 11th May 2022 06:37 AM

🔊 | A+ A A-



The Vandalur-Guduvancheri section of NH-45 near Chennai. (Photo | Ashwin Prasath, EPS)

By Express News Service

CHENNAI: Around 25 per cent of the eight-laning of the Grand Southern Trunk (GST) road's

By Express News Service

CHENNAI: Around 25 per cent of the eight-laning of the Grand Southern Trunk (GST) road's 13.5-km stretch between Guduvanchery and Chettipunniyam (Mahindra City) has been completed, said sources in the National Highways wing of the State government. The work began in November last.

Widening of the four-lane GST road (Tambaram-Tiruchy NH) from four to eight lanes was necessitated to facilitate the proposed construction of elevated corridor from Tambaram and Chengalpattu.

An official from the National Highways Authority of India (NHAI) said if the road wasn't widened, the elevated corridor work would make it narrower. "Given that the road handles over one lakh vehicles a day, it was necessary to widen it before taking up the elevated road project," the official said.

The carriageways on both sides of GST road between Tambaram and Chengalpattu are divided by a median of about 2.5-5 m.

The width of the road is 35-45 m. Laying two more lanes on either side is expected to create space for the passage of about 10,000 vehicles a day, thereby reducing traffic snarls, when speeds at entry points to the GST road fall to just 25-30 km per hr.

For widening of the GST road from Vandalur to Chettipunniyam, the NHAI transferred Rs 275.17 crore to the NH wing of the government. In the first phase, the 5.3-km Vandalur-Guduvancheri section of the GST road was widened into six/eight-lane by reducing the width of the median and merging the main carriageway with service lane at several places.

Official sources said the widening of the 13.5-km stretch between Guduvanchery and Chettipunniyam will be taken up in three stages - Guduvanchery-Maraimalai Nagar; Maraimalai Nagar-Singaperumal Koil; and SP Koil-Chettipunniyam.

The three-km section from Guduvanchery to Kattankulathur has been widened into a six-lane road and works to construct a stormwater drain is on.

"While majority of the road is to be widened using space from the median, encroachments are being removed at Kattankulathur, Guduvanchery, Potheri, Thailavaram, and Vellanchery. At a few places, widening entails land acquisition," said a NHAI official.

To provide an alternative route to the GST road from OMR, NHAI has proposed widening the Thirupporur-Chengalpattu two-lane into four-lane, added an official

# New CMBT Bus Terminus (88 Acres - 397 Crore Project) – Kilambakkam – 15 Mins

EDITION IN ▼ DELHI 14°C

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NEWS / CITY NEWS / CHENNAI NEWS / Chennai: Kilambakkam Bus Terminus Project Yet To Be Completed

## Chennai: Kilambakkam bus terminus project yet to be completed

RAM SUNDARAM / TNN / Updated: Aug 30, 2022, 06:44 IST

60 PTS SHARE PRINT AA



The Kilambakkam terminus, which is being constructed at ` 397 crore, was supposed to be inaugurated last year

### Chennai: Kilambakkam bus terminus project yet to be completed

CHENNAI: The festive season is around the corner, but the new bus terminus at Kilambakkam is yet to take off owing to pending construction work. Due to this, there could be no end to traffic congestion in the city's southern suburbs .

The terminus, which is being constructed at 397 crore, was supposed to be inaugurated last year. But Chennai Metropolitan Development Authority (CMDA), the state agency constructing the project, has attributed the delay to the pandemic.

Earlier this year when lockdown norms were relaxed, the agency had set September as the revised deadline for the project. The government had planned to shift operation of south-bound buses (Madurai, Tirunelveli and Thoothukudi ) from Chennai Mofussil Bus Terminus in Koyambedu to Kilambakkam. The new bus station can handle up to 2,400 buses every day.

Though construction of platforms and bus bays has reached the final phase, the parking lot (3,000 vehicles capacity) and road work are still pending, a visit by TOI to the bus station showed. This means that Tambaram and Perungalathur will once again remain the transit hub for buses this year too.

G Ganesh, a resident-activist from Singaperumal Koil, said the Tambaram-Chengalpet highway is already congested, and vehicles move at a snail's pace during peak hours because of the pending bridge work at Perungalathur, in addition to road expansion works.

## Catering to the south

The CM on Friday laid the foundation stone for a new mofussil bus terminus at Kilambakkam, near Vandalur, on GST Road



- The project is to be developed on 44.74 acres at an estimated ₹394 crore
- The terminus is expected to attract 1.5 lakh passengers every day
- Mofussil bus bays to accommodate 130 government buses and 85 omnibuses
- MTC terminus planned on 7.4 acres

### OTHER ASPECTS OF THE PROJECT

**PUBLIC LOBBY:**  
2,014 sq. m

**RETAIL:**  
49 shops across  
1,412 sq. m

**TICKET  
COUNTERS:**  
20

**RESTAURANTS:**  
2 over 405 sq. m

- Terminus will have a medical centre, mothers' room, ATM, cloak room
- There will be 4 toilet blocks on the ground floor
- A gents' dormitory for 100 people
- A ladies dormitory for 40 people
- Four drivers dormitories to accommodate 340 drivers



# ASIA'S BIGGEST BUS TERMINUS

RIGHT AT THE FOOTSTEPS OF  
GUDUVANCHERY!



## LOCATION

SPRAWLING  
AREA OF ALMOST  
88 ACRES

BETWEEN  
VANDALUR &  
URAPAKKAM

TOWARDS  
SERVICE ROAD OF  
GST ROAD (NH-45)

7 KMS FROM  
TAMBARAM



## KEY ASPECTS

- 8.91 ACRES ALLOTTED FOR MTC BUSES
- 2 ACRES ALLOTTED FOR PARKING
- CAPACITY TO OPERATE 250 BUSES AT A TIME
- DESIGN OF 6 FINGERS WITH 12 PLATFORMS

## PRIME DESTINATIONS

VADAPALANI

MADHAVARAM

BROADWAY

POONAMALLEE

TIRUPORUR

CHENGALPATTU



## MORE REASONS TO INVEST



EXISTING SUB-URBAN  
RAILWAY CONNECTION  
TO THE CITY



NEW GATEWAY  
TO THE CITY VIA  
METRO TRAIN (2023)



INCREASING  
PROPERTY VALUE

## ***NEARBY AMENITIES***

- **Selvam Stores & Irudhayam Stores**
- **Margin Free Super Market**
- **Child Healthcare Hospital & Medicals**
- **ST Courier**
- **Ashok Electricals & Hardwares**
- **Mobile Showroom**
- **Banks & ATMs**
- **Schools & Colleges**
- **IT Companies**
- **Furniture Store**
- **Textiles**
- **Church**
- **Temples**
- **Masjids**

# *SITE AMENITIES*

- **Gated Community**
- **Black Top Road**
- **Water Facility**
- **EB Facility**
- **Avenue Trees**
- **Pollution Free Area**
- **Surrounded By Houses**



# ***SITE IMAGES***







# *SITE IMAGES*

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THANIGAI ESTATES™  
& CONSTRUCTIONS PVT. LTD.

Presents

Gomathi Amman Nagar



# GUDUVANCHERI

Plot NEAR NEW  
CMBT

சதுரடி  
₹ 1800





# GUDUVANCHERI

## Gomathi Amman Nagar



**SITE AMENITIES**



- ✓ Frequent **Bus & Share Auto Facility**
- ✓ **Individual Bungalow & Apartments** are adjacent to the site.
- ✓ **Super Market, Hospitals, Medical Shops, Hardware Shops** are in **walkable distance**.
- ✓ Mid Point to both **GST & OMR**.
- ✓ Ready to Construct.
- ✓ **Temple, Church, Mosque** are nearby.

Sq. Ft. Rate	Area	Advance
<b>₹1800</b>	<b>880</b> Sq. Ft.	<b>₹1,00,000</b>

**NOTE** Balance Amount should be paid within 30 days from the day of Advance. Customer should bear the registration charges.



**In 10 Minutes**

- ✓ Velammal School
- ✓ SRM Public School
- ✓ GST Road
- ✓ Guduvancheri City
- ✓ Guduvancheri Railway Station

**In 15 Minutes**

- ✓ New CMBT Bus Terminal
- ✓ Vandalur
- ✓ Crescent Engineering College
- ✓ Maraimalai Nagar

**75% Bank Loan Available**



*Plot* NEAR NEW  
**CMBT**



# THE GRAVITY CITY IN CHENNAI GUDUVANCHERY



## 1BHK INDIVIDUAL VILLA

**LAND COST**  
800 Sq.ft X Rs. 1800/-

} Rs. 14,40,000/-

**CONSTRUCTION COST**  
450 Sq.ft X Rs. 2100/-

} Rs. 9,45,000/-

Building Plan Approval,  
Borewell, Septic Tank, EB,  
Weathering Cooling Tiles

} Rs. 4,00,000/-

**Rs. 27,85,000/-**



# THE GRAVITY CITY IN CHENNAI GUDUVANCHERY



## 2BHK INDIVIDUAL VILLA

### **LAND COST**

800 Sq.ft X Rs. 1800/-

} Rs. 14,40,000/-

### **CONSTRUCTION COST**

620 Sq.ft X Rs. 2100/-

} Rs. 13,02,000/-

Building Plan Approval,  
Borewell, Septic Tank, EB,  
Weathering Cooling Tiles

} Rs. 4,50,000/-

**Rs. 31,92,000/-**

**Your “Today’s Investment” will become  
Your Child’s “Greatest Assets of the Future”**

**THANK YOU**

