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# தணிகை

எஸ்டேட்ஸ் & கன்ஸ்ட்ரக்ஷன்ஸ் PVT. LTD



COMMERCIAL PLOTS  
FOR YOUR FUTURE BUSINESS

## பொன்னோரி

பாக்கப்பட்டு

ON ROAD SITE  
(STATE HIGHWAY 104)

# கோமதி அம்மன் நகர்

LOCATION



APPROVED NO  
206/2022



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# TAKE PRIDE

## Delivering Quality Projects To

### OUR CLIENTS

**Corporate Office:**

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



[www.thanigaiestates.com](http://www.thanigaiestates.com)



**DUV**  
Quality Universal

**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<sup>st</sup> Surveillance Due 15.05.2017 2<sup>nd</sup> 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](http://www.duvindia.com)

**IAF** **JAS-ANZ** **DUV**

*Sudhishan*  
Managing Director  
DUV Certification Pvt. Ltd.

ISO 9001:2015 Quality Management System

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# **THANIGAI ESTATES & CONSTRUCTIONS PVT. LTD**

**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 .**



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## **OUR 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



**DR. M.J.F. LION. MR.S.KILLIVALAVAN**

**FOUNDER & CHAIRMAN**

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# OUR DIRECTORS



- MR. K VETRISLVAN, 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, 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, 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

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# **PONNERI MUNICIPALITY**



<b>VILLAGE</b>	<b>PARIKKAPATTU</b>
<b>SUB-REGISTRAR OFFICE</b>	<b>PONNERI</b>
<b>DISTRICT</b>	<b>THIRUVALLUR</b>
<b>PIN CODE</b>	<b>601205</b>

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## 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:

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# 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.**



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# Smart City Project Overview



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## 2. Biggies Start Investing



# ORIGINS

by **Mahindra** WORLD CITY



**INVESTOR**

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.

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



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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



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.

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## **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

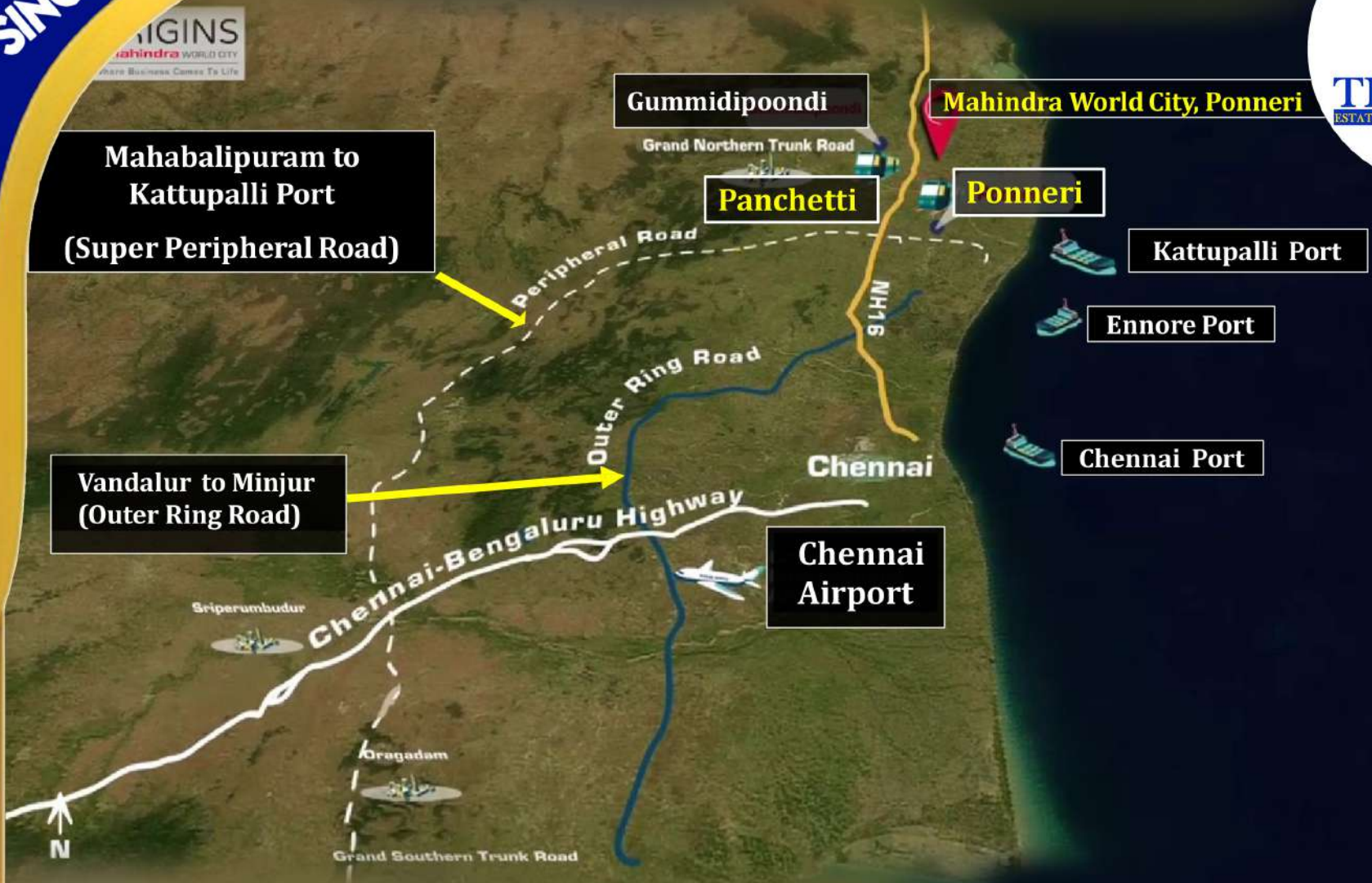
**PONNERI**

**ORIGINS**  
Mahindra World City  
Where Business Comes To Life



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**ORIGINS**  
Mahindra WORLD CITY  
Where Business Comes To Life



**Mahabalipuram to Kattupalli Port (Super Peripheral Road)**

**Vandalur to Minjur (Outer Ring Road)**

**Gummidipoondi**

**Panchetti**

**Mahindra World City, Ponneri**

**Ponneri**

**Kattupalli Port**

**Ennore Port**

**Chennai Port**

**Chennai Airport**



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## 3. JOB CREATION



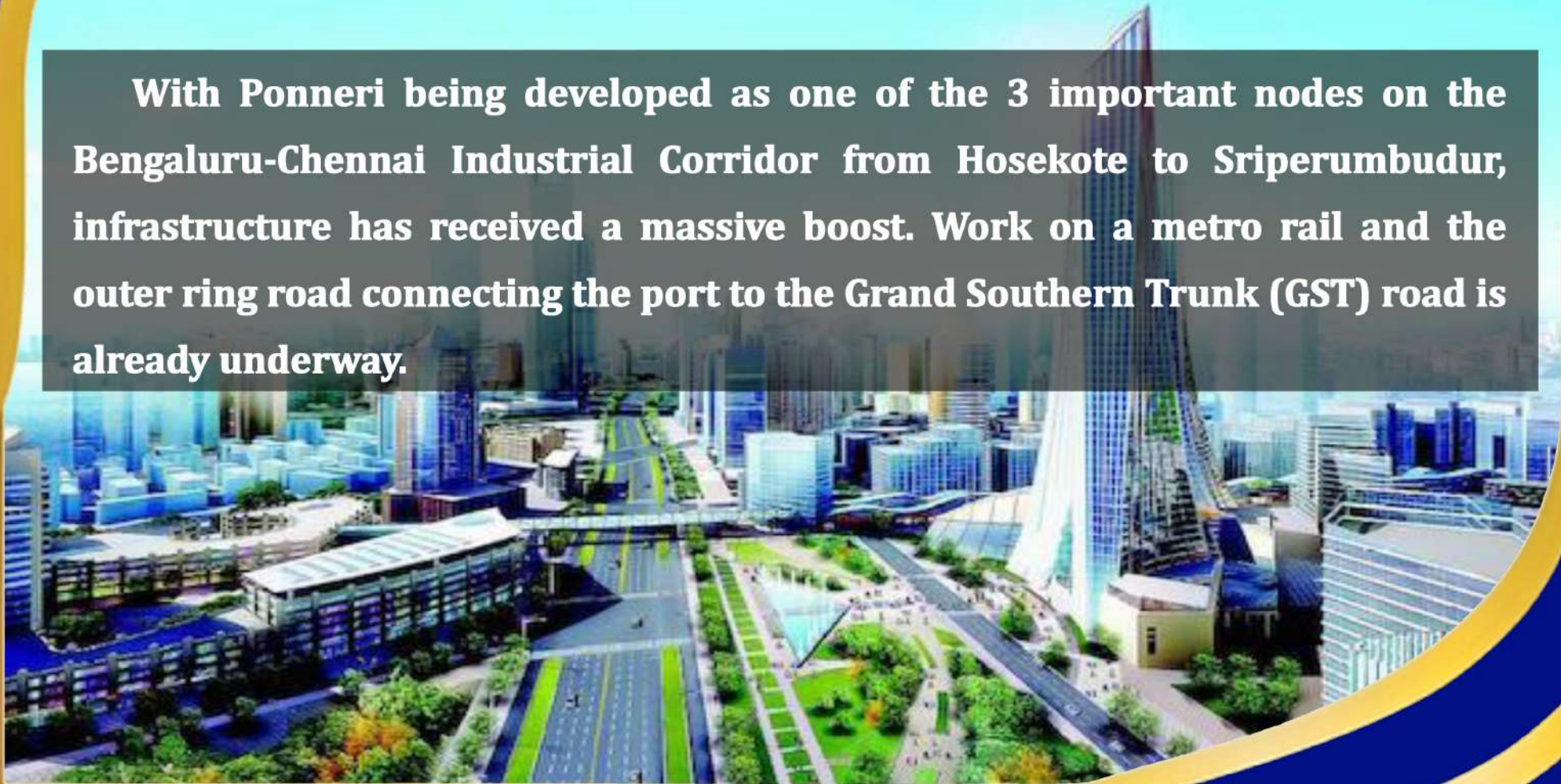
**With multiple industrial parks like Gummidipoondi SIPCOT and SIDCO Industrial Parks and proximity to Adani's Kattupalli port and Ennore port, makes Ponneri an attractive hotspot for employees working there.**

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## **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.**



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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

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





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## Chennai to Bangalore Industrial Corridor – Ponneri Industrial Node

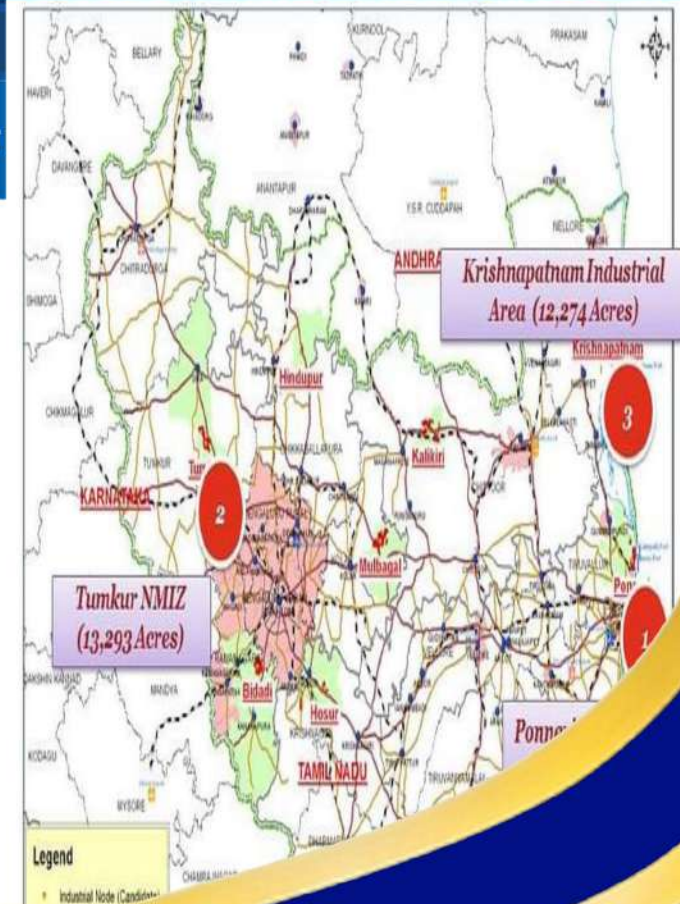
[tidco.com/chennai-bengaluru-industrial-corridor-cbic/](http://tidco.com/chennai-bengaluru-industrial-corridor-cbic/)

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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.



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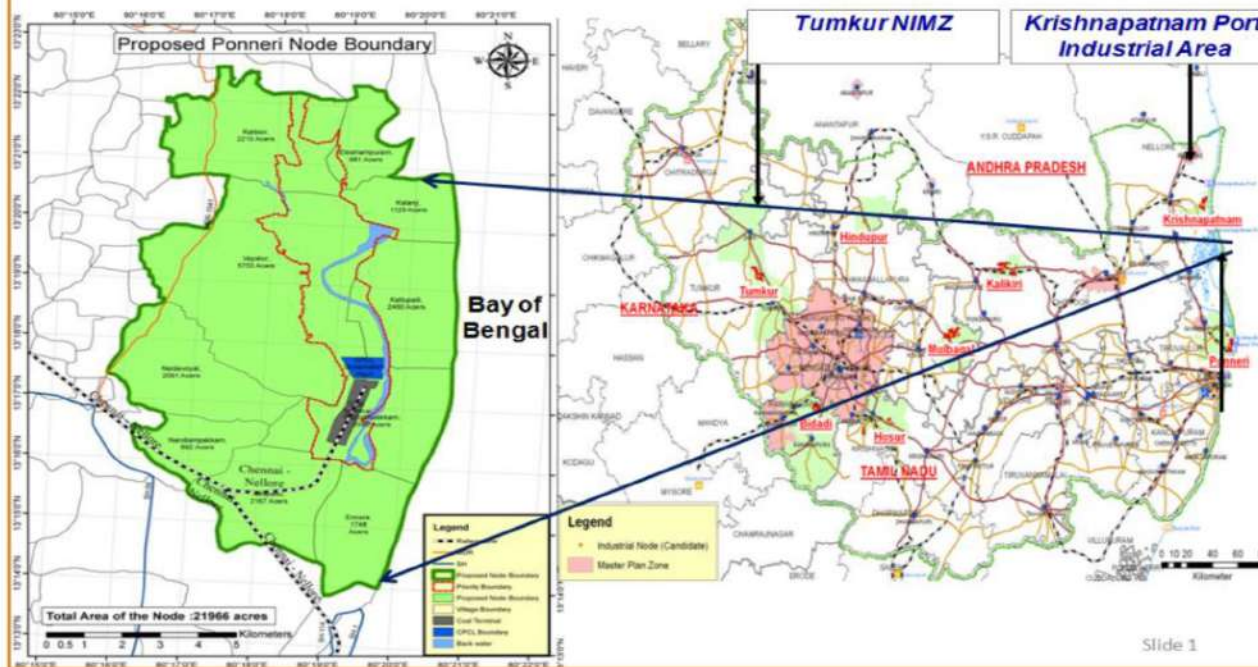
தமிழ்நாடு தொழில் வளர்ச்சி நிறுவனம்  
TamilNadu Industrial Development Corporation Ltd  
(A Government of Tamil Nadu Enterprise)



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## 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 an 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.

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## 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.**

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# **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 TO TIRUVALLUR STATE HIGHWAY – SH-114 –30 MINS**

**.VANDALUR TO MINJUR OUTER RING ROAD – 20 MINS**

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# **SITE AMENITIES**



**DTCP APPROVED & RERA  
APPROVED PLOTS**

**SWEETWATER FACILITY**

**EB FACILITY**

**BLACK TOP ROAD**

**ON ROAD SITE STATE  
HIGHWAY**

**SURROUNDED BY  
HOUSES**

**FREQUENT BUS & SHARE AUTO  
FACILITIES**

**SITE FULLY COMPOUND**

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# **PONNERI**

## **NEARBY AMENITIES**



- **GROCERY SHOPS**
- **BANKS & ATMS**
- **HOSPITALS & MEDICAL**
- **SCHOOLS & COLLEGES**
- **MARRIAGE HALLS**
- **PETROL BUNKS**
- **TEMPLES**
- **CHURCHES**
- **MASJIDS**
- **COMPANIES**
- **THEATRES**
- **TEXTILES**
- **JEWELLERY SHOP**
- **RATION SHOP**
- **HARDWARE SHOP**
- **FURNITURE SHOP**
- **POORVIKA MOBILES**
- **CAR & BIKE SHOWROOMS**
- **MARKETS**

### **GOVT OFFICES**

**REGISTRAR OFFICE**

**POST OFFICE**

**SALES TAX OFFICE**

**MANDAL REVENUE OFFICE**

**DEO OFFICE**

**COURT**

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**Railway Station      Bus Stand      Textiles      Jewel Shop      Mobile Store      Ration Shop**



**Super Markets      Furniture Shop      Grocery Shop      Vehicle Showrooms & Other Shops**



**Jayam Multi Speciality Hospital      City Union Bank      ATM      Fisheries College and Research Institute**



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வழங்கும்

கோமதி அம்மன் நகர்



# பொன்னேரி

ON ROAD SITE

சூறடி  
₹1599  
மட்டும்





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மனைப்பிரிவின் சிறப்பம்சம்



✓ நம் மனைப்பிரிவு குடியிருப்புகளுக்கு மத்தியில்

அமைந்துள்ளது.

✓ நம் மனைப்பிரிவு காம்பவுன்ட் சுவரால் பாதுகாக்கப்பட்டுள்ளது

மற்றும் சாலைகள் அமைக்கப்பட்டுள்ளது.

✓ நம் மனைப்பிரிவில் மின்சாரம் மற்றும் குடிநீர் வசதி உள்ளது.

✓ நம் மனைப்பிரிவு பொன்னேரி (SH) நெடுஞ்சாலையில்

அமைந்துள்ளது.



SCHEME 1	சதுரடி விலை	அளவு	முன்பணம்
	₹2196	600 சதுரடி	₹ 1,50,000

SCHEME 2	சதுரடி விலை	அளவு	முன்பணம்
	₹1599	600 சதுரடி	₹ 1,00,000

OFFER

- 15 நாட்களில் முழுத்தொகை செலுத்தும் நபர்களுக்கு (பத்திரப்பதிவு + தனிப்பட்டா + EC இலவசம்).
- 2 மாதத்தில் முழுத்தொகை செலுத்துபவர்களுக்கு பத்திரப்பதிவு தங்களுடையது

Bank Loan Available



மனைப்பிரிவிலிருந்து

✓ 5 min - மருத்துவமனை, உயர்நிலைப்பள்ளி, கல்லூரிகள் உள்ளது.

✓ 5 min - பொன்னேரி இரயில் நிலையம், பேருந்துநிலையம், வங்கிகள் என அனைத்து வசதிகளும் உள்ளது.

✓ 10 min - வேலம்மாள் பள்ளி & மகேந்திரா சி.டி.டி.

✓ 10 min - பயணத்தில் பழுவேற்காடு சுற்றுலாத்தளம்.



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Thank You