



REDHILLS, CHENNAI - 67

@ ARUMANDHAI

Premium Villas & Plots



**PLOT STARTS
Rs.13.18LACS**

**VILLA STARTS
Rs.27LACS**



THE
**RIGHT
TIME**
TO OWN

CMDA Approved NO : 94/2023





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**

Initial Date of Certification: **30.12.2021**

Date of Certificate: **30.12.2021**

Date of Expiry: **29.12.2024**

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

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

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.

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www.qfscerts.com

email: admin@qfscerts.com

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ISO 9001 : 2015 Certified Company



CORPORATE OFFICE

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

Website Address : www.thanigaiestates.com

34 Years of Excellence



THANIGAI ESTATES & CONSTRUCTIONS PVT.LTD

WELCOME!

Thanigai is Pioneer in the field of Real estate For past two Decades, we have completed more than **140+ DTCP & CMDA Approved Projects** in the name of "**Gomathi Amman Nagar**", and we have more than **2 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.

THANIGAI ESTATES & CONSTRUCTIONS PVT.LTD



K.VETRISLVAN
MANAGING DIRECTOR



B.ASHOK KUMAR
MANAGING DIRECTOR



K.MANIKANDA SUBBIAN
MANAGING DIRECTOR

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.

REDHILLS **ARUMANDHAI**



VILLAGE - ARUMANDHAI



TALUK - PONNERI



DISTRICT - THIRUVALLUR



CHENNAI - 600067



CHENNAI – 19KMS

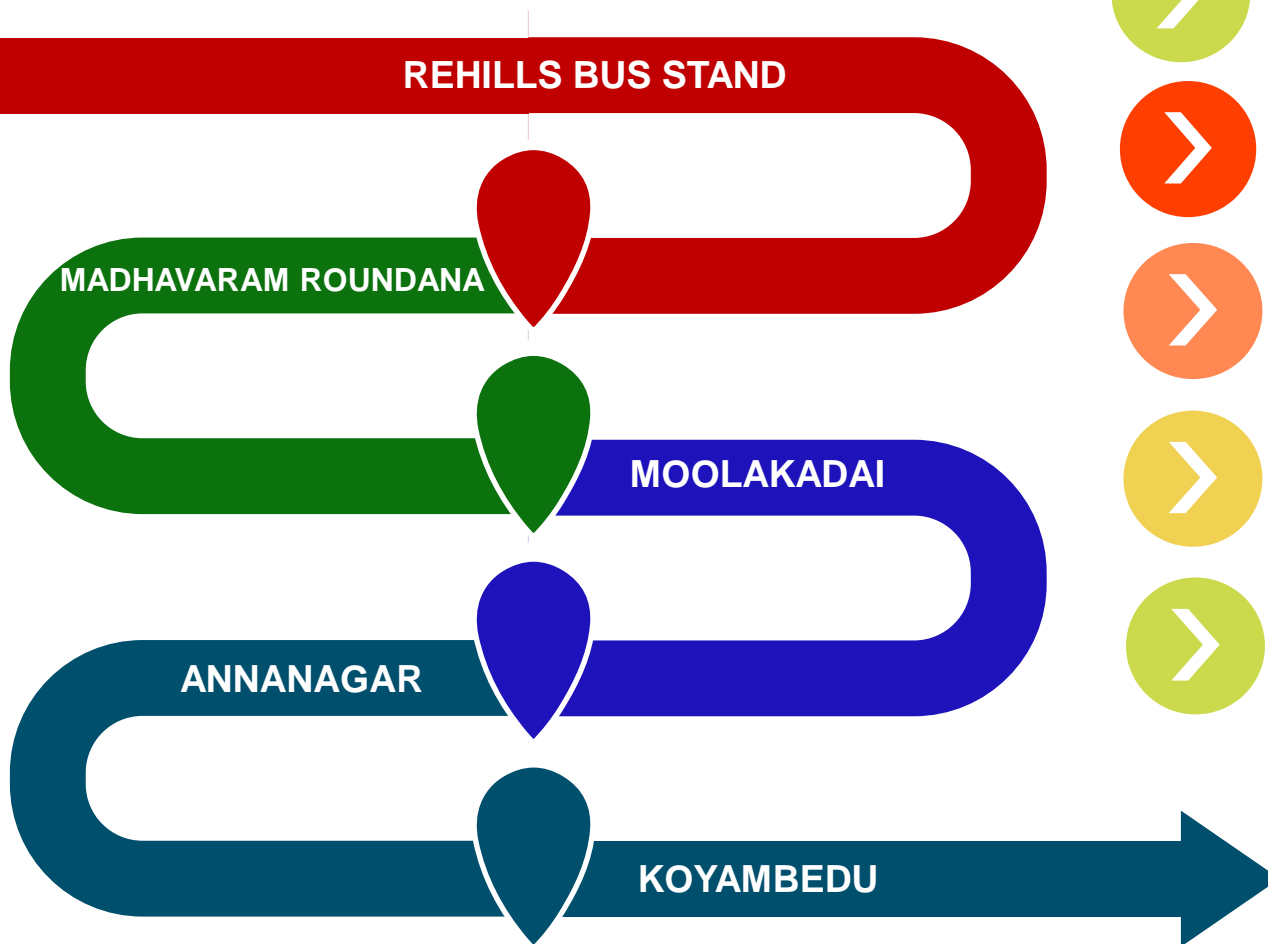
WHY ARUMANDHAI?

- **Arumandhai is a Fastest Growing City in Terms Of Development**
- **Arumandhai is an Hot Spot for Real Estate Investors. It has huge potential for Appreciation**
- **Our Site is Located Near Both NH5 & 400ft Outer Ring Road**
- **Already Constructed Villas ready for move.**
- **Surrounding by Villa Houses**
- **All Basic Amenities are at walkable Distance**
- **Frequent Bus & Share Auto Facilities**
- **Near to Many Corporate Companies**
- **Near To (Mini T.Nagar) Redhills**
- **Near to Upcoming Metro Station**





ARUMANDHAI



PERAMBUR (OUR OFFICE) – 25 MINS



REHILLS BUS STAND – 10 MINS



MADHAVARAM ROUNDANA – 17 MINS



MOOLAKADAI – 20 MINS



ANNANAGAR – 25 MINS



**KOYAMBEDU &
CHENNAI CENTRAL
30 MINS**

REDHILLS (Mini T.Nagar)



10 Mins

MADHAVARAM ROUNDANA



17 Mins

KOYAMBEDU BUS STAND



30 Mins

ARUMANDHAI CONNECTIVITY

Vandalur to Minjur
400ft Outer Ring Road
1 Min

REDHILLS NH5
(GNT ROAD)
10 Mins

ARUMANDHAI
(GOMATHI AMMAN NAGAR)

Minjur to Manali
Road (SH-56)
10 Mins

Madhavaram Ring Road
15 Mins

REDHILLS NH5 (GNT ROAD)



10 Mins

VANDALUR TO MINJUR 400FT OUTER RING ROAD



1 Min

MADHAVARAM RING ROAD



15 Mins

MINJUR TO MANALI ROAD (SH-56)



10 Mins

Madhavaram Metro - 9Kms



Madhavaram Metro - 9Kms

Madhavaram-Taramani underground stretch on corridor 3 to be taken up first.

➤ Chennai Metro plans to begin work on its phase II project, spanning across 118.9 km, by the middle of next year.

➤ Phase II comprises three corridors —

1. Corridor 3 from Madhavaram to SIPCOT;
2. Corridor 4 from Lighthouse to Poonamallee; and
3. Corridor 5 from Madhavaram to Sholinganallur.

Of these, the 52-km stretch between Madhavaram and Taramani, a part of corridor 3, will be taken up first. It passes through areas like Purasawalkam, Sterling Road and Mylapore.

On track

With the NITI Aayog and 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 Sirurseri (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

Madhavaram Metro Phase-II News (THE HINDU 15th June 2021)

THE HINDU

MENU

HOME NEWS OPINION BUSINESS SPORT ENTERTAINMENT CROSSWORD+ SCIENCE

CITIES BENGALURU CHENNAI COIMBATORE DELHI HYDERABAD KOCHI KOLKATA

NEWS > CITIES > CHENNAI

CHENNAI

Metro phase II work to begin in Madhavaram in a few weeks

STAFF REPORTER

CHENNAI, JUNE 15, 2021 22:55 IST
UPDATED: JUNE 15, 2021 22:57 IST

SHARE ARTICLE

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PRINT A | A | A



Important junction: The largest depot in the Metro phase II project will be coming up at Madhavaram, and it will be a terminal station.

Two contracts awarded for building an underground stretch to Taramani

In a few weeks, preparatory work for starting the underground work to build tunnels for phase II of the Chennai Metro Rail will begin in Madhavaram.

Two contracts have been awarded for constructing an underground stretch from Madhavaram to Taramani in two parts – Madhavaram to Kellys and Kellys to Taramani.

According to officials of Chennai Metro Rail Limited, the contractor will begin from Madhavaram since it is one of the important stations. "Also, the largest depot for this project is coming up at Madhavaram, and it is one of the terminal stations. Hence, we asked the contractor to start at this point. First, various machines will be assembled and then the diaphragm wall will be built. Only then will the tunnelling work be taken up," an official said.

Sources said that this time, it would be quite tough to construct the underground stretch since it is passing through very congested areas.

"But we have the experience of doing this work in north Chennai, so they should ensure that the same issues do not occur again and the public do not suffer because of the construction," the official said.

Despite some delays because of COVID-19, phase II has been slowly moving forward.

For the elevated section between Poonamallee and Porur junction, Hindustan Construction Company Limited and KEC International Limited, the contractors for this work, have begun putting up barricades at a few points to begin piling

✓ **Frequent Bus Facilities**

✓ **Grocery Shops**

✓ **Super Markets**

✓ **Markets**

✓ **Banks & ATMs**

✓ **Hospitals & Medical Shops**

✓ **Schools & Colleges**

✓ **Marriage Halls**

✓ **Petrol Bunks**

✓ **Textiles**

ARUMANDHAI

NEARBY AMENITIES



✓ **Jewellery Shops**

✓ **Home Appliances**

✓ **Scenic Spots**

✓ **Mobile Stores**

✓ **Shopping Malls**

✓ **Multiplexes**

✓ **Temples**

✓ **Churches**

✓ **Masjids**

✓ **Companies**

Grocery Shops



Mobile Store



Bank & ATM



Hospitals



Schools



Colleges



Temples



Church



Masjid



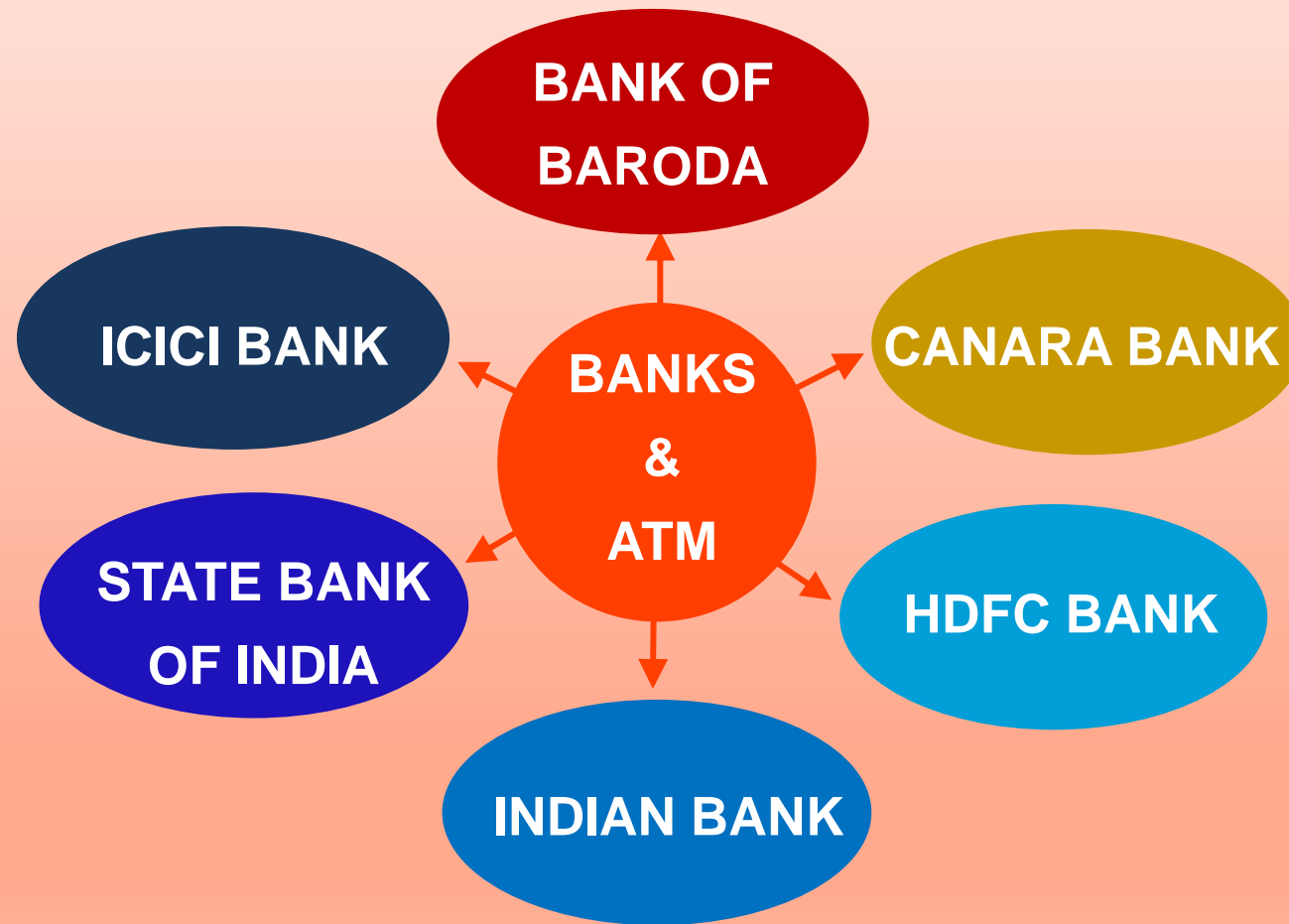
AMENITIES



SUPERMARKETS & GROCERY SHOPS



BANKS & ATM



BANKS & ATMS



HOSPITALS

01

RTG Hospital, Redhills

02

RIMS Hospital (Rela Institute), Padiyanallur

03

Yegova Clinic & Medicals, Budhur

04

Life Care Clinic, Manali New Town

HOSPITALS

05

St.Antony's Hospital

06

KVT Speciality Hospital

07

Kings Hospital

08

St. Teresa Clinic, Manali New Town

HOSPITALS



SCHOOLS

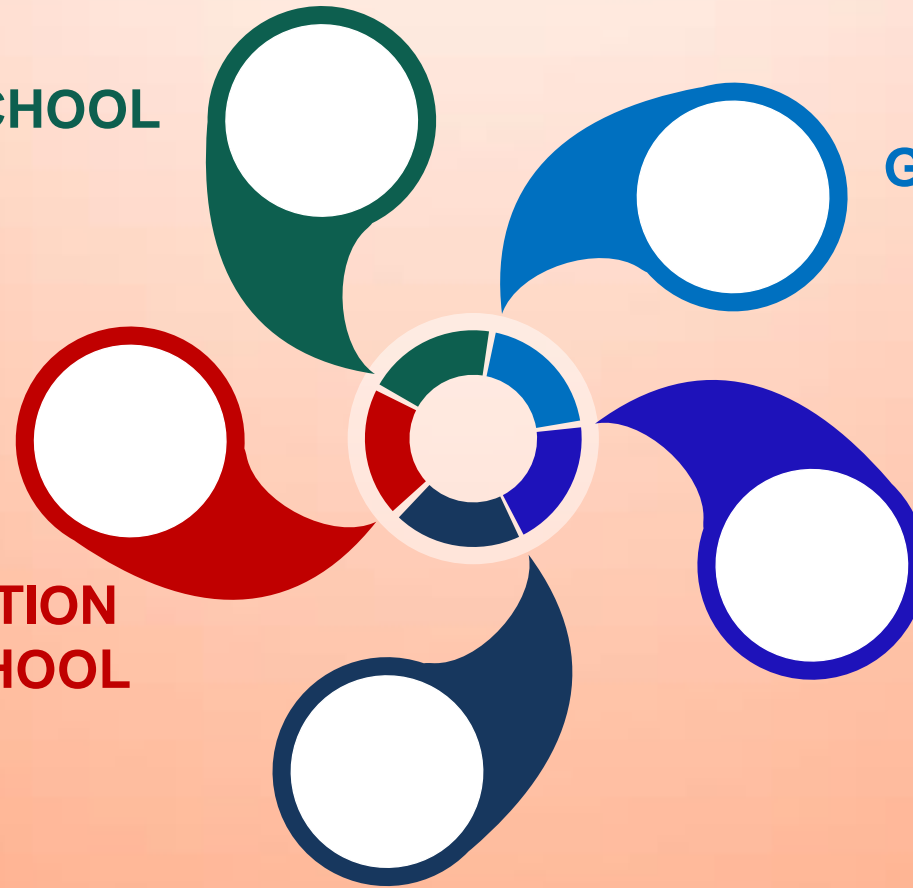
RC INFANTSIA SCHOOL

GFC GLOBAL PUBLIC SCHOOL

DON BOSCO MATRICULATION
HIGHER SECONDARY SCHOOL

ELITE MATRICULATION
HIGHER SECONDARY SCHOOL

INFANT JESUS MATRICULATION HIGHER
SECONDARY SCHOOL



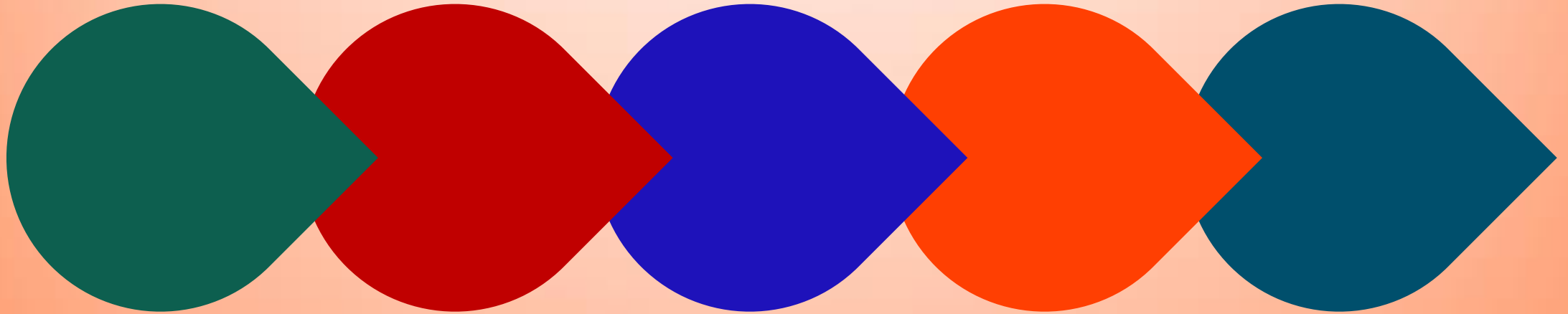
SCHOOLS



COLLEGES

**VENKATESWARA
MEDCITY COLLEGE &
HOSPITAL**

**VELAMMAL
ENGINEERING
COLLEGE**



**APOLLO ARTS &
SCIENCE COLLEGE**

**RB GOTHI JAIN
COLLEGE FOR
WOMEN, REDHILLS**

**THIRUTHANGAL
NADAR ARTS
COLLEGE**

VENKATESWARA MEDICAL COLLEGE & HOSPITAL



RB GOTHI JAIN COLLEGE FOR WOMEN



COMPANIES

- **IBM, ANNANAGAR**
- **TENXGEN IT SERVICES PVT LTD, PUZHAL**
- **K-TEQ SOLUTIONS, PERAMBUR**
- **ORBITZ IT SOLUTIONS, ANNANAGAR EAST**
- **NETAXIS IT SOLUTIONS, ANNANAGAR EAST**
- **TECHVIGOR SOFTWARE SOLUTIONS**
- **HCL TECHNOLOGIES, AMBATTUR**
- **ADHITHYA CONTAINERS, VICHOOR**
- **RK STEEL MANUFACTURING COMPANY PVT LTD, MANALI NEW TOWN**
- **ALLASTIR PVT LTD, VICHOOR**
- **INTERNATIONAL STEEL PROCESSORS, KADAPAKKAM**
- **ORIGINS MAHINDRA WORLD CITY – PONNERI – 24KMS (VIA NH – 16)**

IBM IT COMPANY - AMBATTUR



SHOPPING CENTRES (All Your Needs Under One Roof)

**REVATHI STORES,
REDHILLS**

**MANI TEXTILES,
REDHILLS**

**SKLS GALAXY MALL,
REDHILLS**



**SARAVANA STORES
THE LEGEND, PADI**

SKLS GALAXY MALL, REDHILLS



REVATHI STORES, REDHILLS



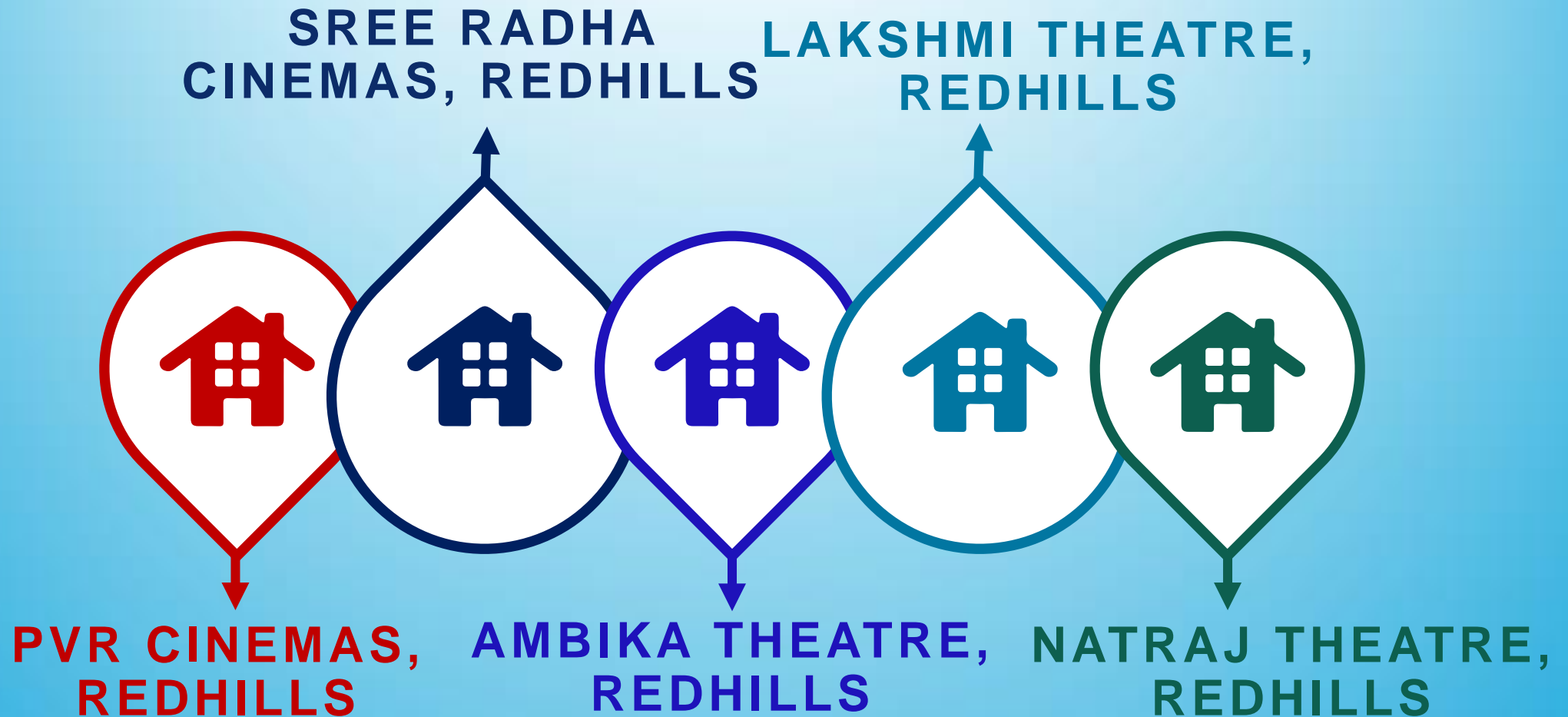
NEW MANI TEXTILE, JAI SRI KRISHNAR SILKS, REDHILLS



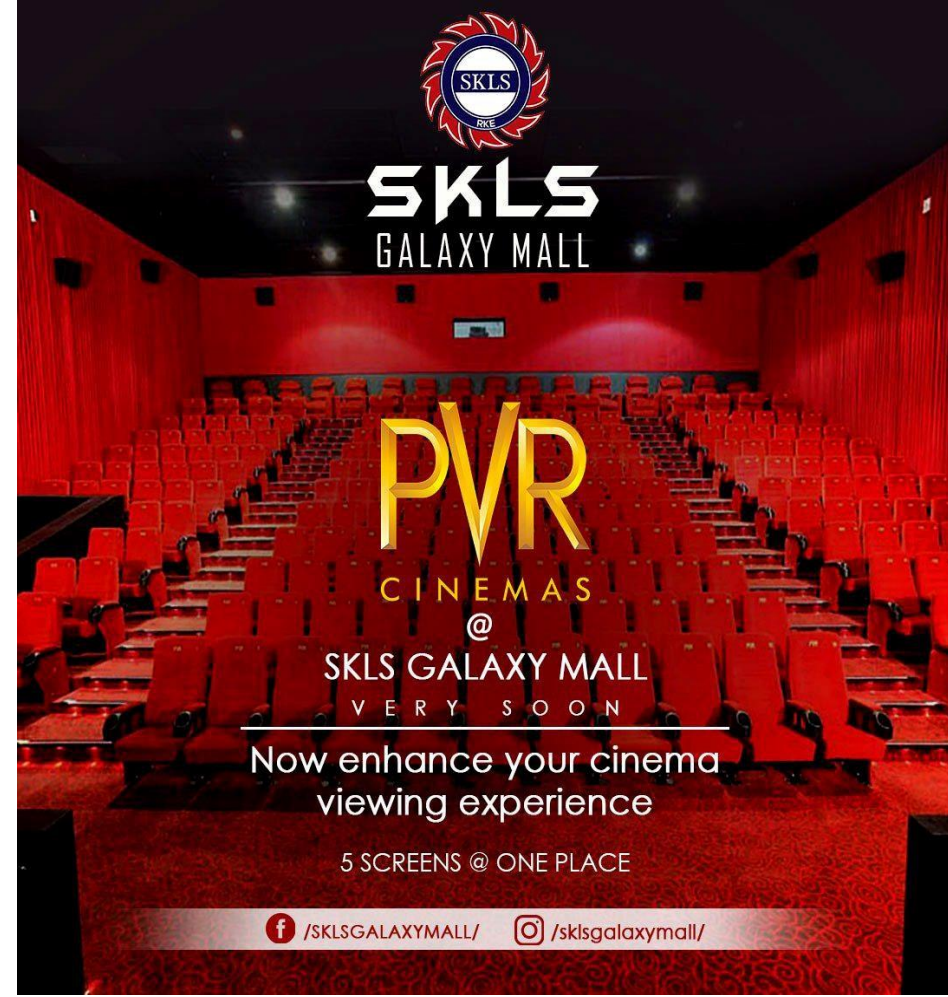
SARAVANA STORES, REDHILLS



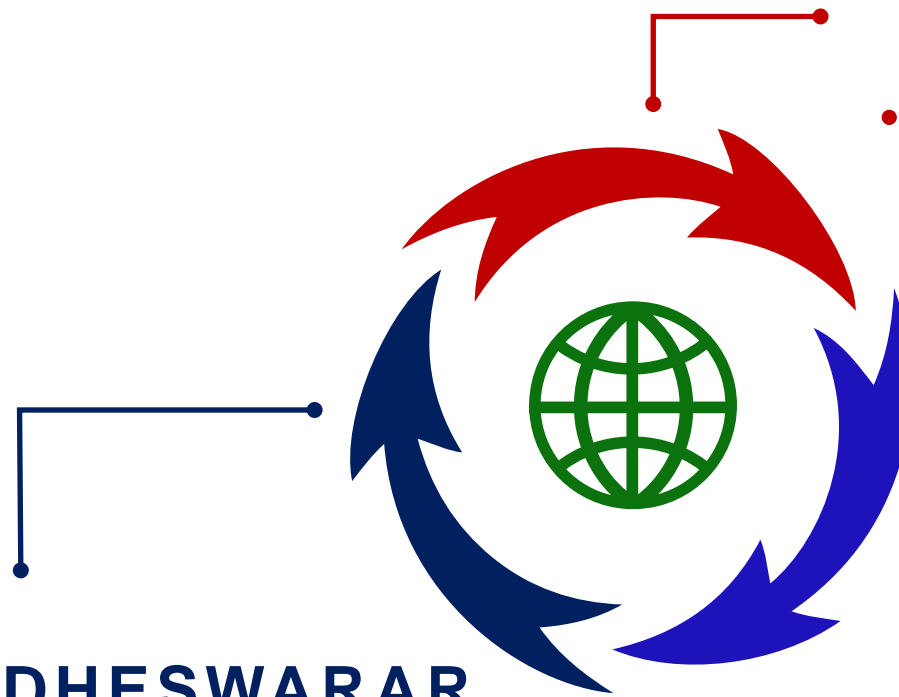
MULTIPLEXES



PVR CINEMAS, REDHILLS



PLACES TO WORSHIP

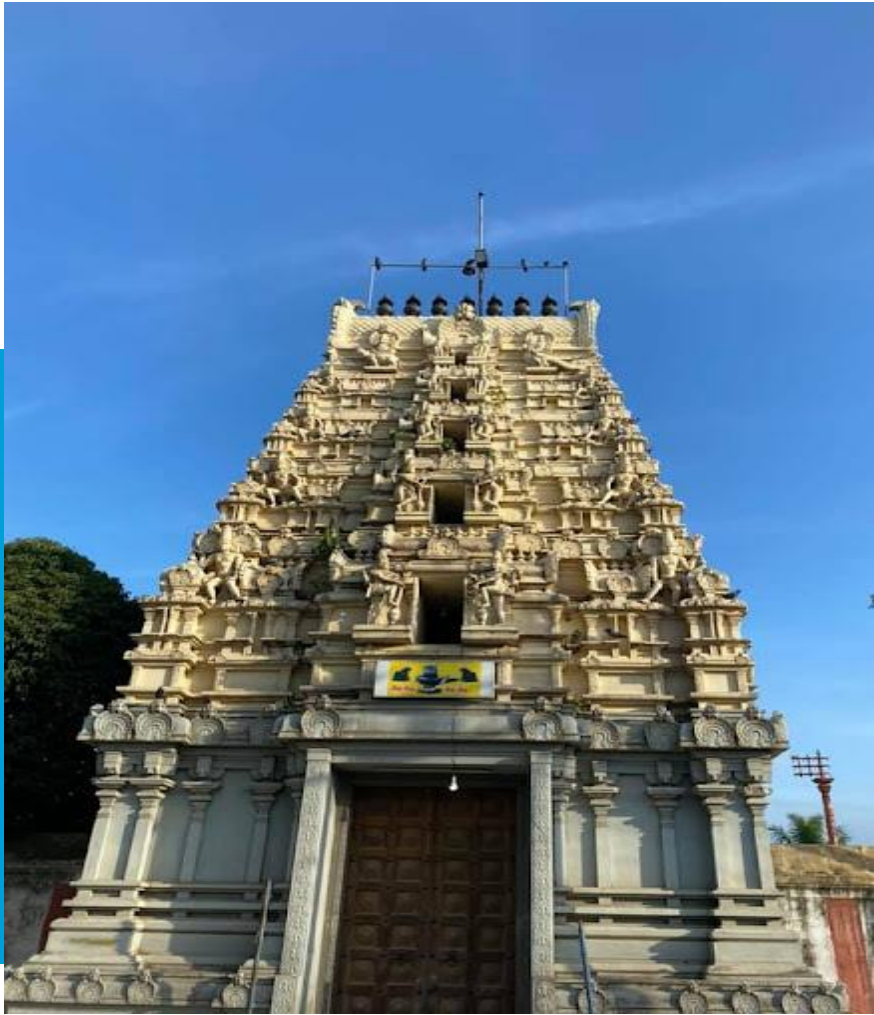


- **CSI ST.STEPHEN CHURCH, VICHOOR**
- **INFANT JESUS SHRINE CHURCH, MANALI**

- **SRI PUSHPARADHESWARAR SURIYANAR TEMPLE, GNAYIRU**
- **GANGAI AMMAN TEMPLE**

- **MOSQUE - MASJID,**
- **MECCA MASJID AND MADARASA, KODIPALLAM**

TEMPLE



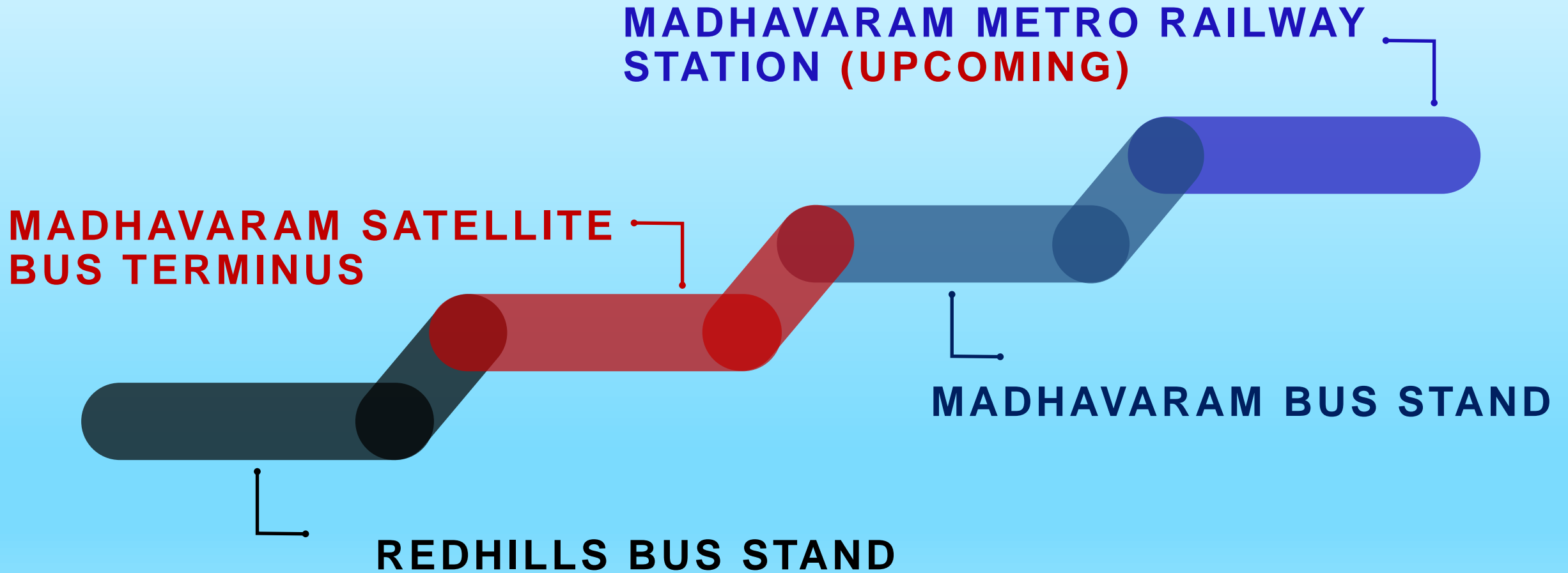
CHURCH



MASJID



TRANSPORTATION



REDHILLS BUS STAND



MADHAVARAM SATELLITE BUS TERMINUS



ARUMANDHAI SITE AMENITIES

- ✓ **CMDA Approved Plots**
- ✓ **On Road Site**
- ✓ **Black Top Road**
- ✓ **Street Light Facility**
- ✓ **Sweet Ground Water**
- ✓ **EB Facility**



- ✓ **Surrounded By Houses**
- ✓ **Ready to Move Houses**
- ✓ **Ready for Construction**
- ✓ **Parks**
- ✓ **Avenue Trees**



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 & கன்ஸ்ட்ரக்ஷன்ஸ் PVT. LTD.

வழங்கும்

கோமதி அம்மன் நகர்



தரமான Plot!
குறைவான Rate!

Hot குறை Plot!
Low குறை Rate!

**CMDA
 APPROVED PLOTS**

ரெட்ஹிஸ்ஸ்
(மெட்ரோவரம்) அருகில்

அருமந்தை

₹ 2196



மனை	தனி வீடு
₹13.18 லட்சம்	₹26.63 லட்சம்

ரெட்ஹில்ஸ்

(மெட்ரோவரம்) அருகில்



அருமந்தை



70% BANK LOAN

YES/BANK

LIC

IDBI BANK

சென்னைபின் புதிய ByPass வண்டலூர் - மீஞ்சூர்

Outer Ring Road அருகில் CMDA

அங்குண்டு-ல் 600 சதுரடி

வீட்டு மனைகள்

சிறப்பம்சம்

- ✓ நம் மனைபிரிவில் மின்சார வசதி உண்டு.
- ✓ குடியிருப்புகளுடன் கூடிய வீட்டுமனைப்பிரிவு.
- ✓ நம் மனைபிரிவு Bypass மற்றும் அருமந்தை பஜார் அருகில் அமைந்துள்ளது.
- ✓ நம் மனைப்பிரிவு Gated Community ஆக அமைக்கப்பட்டுள்ளது.
- ✓ நம் மனைப்பிரிவு சென்னை - 600 067-யில் அமைந்துள்ளது.

சதுரடி விலை

₹2196

அளவு

600
சதுரடி

முன்பணம்

₹1,00,000

OFFER

- 15 நாட்களில் முழுத்தொகை செலுத்தும் நபர்களுக்கு (பத்திர பதிவு + தனிப்பட்டா + EC இலவசம்).
- 3 மாதத்தில் முழுத்தொகை செலுத்துபவர்களுக்கு பத்திரபதிவு இலவசம்.
- 6 மாதத்தில் முழுத்தொகை செலுத்துபவர்களுக்கு பத்திரபதிவு தங்களுடையது.

மனைபிரிவிலிருந்து

- ✓ 1 min - மீஞ்சூர் - வண்டலூர் 400 அடசாலை.
- ✓ 1 min - நிமிட பயணத்தில் அருமந்தை பஜார்
- ✓ 10 min - நிமிட பயணத்தில் ரெட்ஹில்ஸ் பஸ்டிப்போ, பஜார்.
- ✓ 15 min - மாதவரம் ரெளண்டானா.
- ✓ 15 min - மாதவரம் மெட்ரோ ரயில் நிலையம்
- ✓ நமது பெரம்பூர் அலுவலகத்திலிருந்து 30 min - பயணத்தில் நம் மனைபிரிவு.



குறிப்பு:- மனைக்கு செலுத்த வேண்டிய தொகையில் பாதி தொகையை உடனே செலுத்தி மீதம் 6 மாதத்தில் செலுத்துபவர்களுக்கு பத்திரபதிவு இலவசம்.



REDHILLS ARUMANDAI



1BHK INDIVIDUAL VILLA

LAND COST } *Rs. 13,17,600/-*
600 Sq.ft X Rs. 2196/-

CONSTRUCTION COST } *Rs. 9,45,000/-*
450 Sq.ft X Rs. 2100/-

*Building Plan Approval,
Borewell, Septic Tank, EB,
Weathering Cooling Tiles,
Basement Extra 2 Feet* } *Rs. 4,00,000/-*

Rs. 26,62,600/-



REDHILLS ARUMANDAI



2BHK INDIVIDUAL VILLA

LAND COST } *Rs. 13,17,600/-*
600 Sq.ft X Rs. 2196/-

CONSTRUCTION COST } *Rs. 13,02,000/-*
620 Sq.ft X Rs. 2100/-

*Building Plan Approval,
Borewell, Septic Tank, EB,
Weathering Cooling Tiles,
Basement Extra 2 Feet* } *Rs. 4,50,000/-*

Rs. 30,69,600/-

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



The image features a dynamic and colorful background of paint splatters. The colors transition from purple and blue on the left, through green and yellow in the center, to red and orange on the right. The splatters are of various sizes and densities, creating a textured, energetic feel. Overlaid on this background is the text "Thank You!" in a large, white, 3D-style sans-serif font. The letters have a slight shadow, giving them a sense of depth as if they are floating above the paint. The overall composition is bright and celebratory.

Thank You!