



The Place of Historical Missiology

EKKADU

@ THIRUVALLUR

Ext-2



www.thanigaiestates.com



Dr. Lion MJF. S Killivalavan Founder & Chairman

Thanigai Estates And Constructions is ISO-9001:2015 Certified & Experienced In The Realty Sector In Past 32 Years. Has Now Upgraded Its Services Over A Wide Range Of Tamilnadu Housing Development After Relishing Three Decades Of Successful Entourage. This Successful Journey Has Witnessed Stupendous Encouragement To Peoples In And Around Chennai Tamilnadu With 100+ Realty Projects in The Name of "***Gomathi Amman Nagar***" And Sold 75000+ Government Approved Plots Since 1989. The Trust, Reliability, Customer Service, Affordable Pricing And Immediate Potential For Appreciation Of Our Site Made Us To Reach 60 Thousand Satisfied Customers And Such A Height In This Field And We Strive To Do The Same.

The Lifetime Achiever Award Winner, Realtor & Dr. Lion MJF. 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.

Dr. Lion MJF. 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.



Mr. K Vetrivelan **Deputy Managing Director**

Mr. K Vetrivelan, 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 **Marketing 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 **Admin 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.

They Are The Champions Successfully Directing Thanigai Estates And Constructions With There Master Mind & Modernizing The Business Processes to Prolong Thanigai as No: 1 in North Chennai.



THIRUVALLUR DISTRICT

Tiruvallur is a Town Located in The Chennai-Tirupathi Highway, Approximately Forty-Four Kilometers From Chennai. A Small Town, And Now The District Headquarter of The recently Made Tiruvallur The District is Developing Very Fast.



Here The 5 Reasons Why Should Invest in Tiruvallur



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-Modal Logistics Park

Tamil Nadu's First Multi-Modal Logistics Park Going to be Constructed in Tiruvallur 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 Tiruvallur 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 Tiruvallur, Tamil Nadu Small Industries Development Corporation Limited (SIDCO) Had Identified 145.98 Acres of Land Between Tiruvallur 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 Tiruvallur District Tirumazhisai Satellite Township. This Stretch From Poonamallee to Tirumazhisai Woes Likely to Go Through Nazarathpet, Chembarambakkam & Quick Connectivity to Various Educational Institutions.

Timeline Information

1876 -- Rev. James Cooling, B.A. And George Mackenzie Cobban Arrived in Madras. Cooling Served as Chairman And General Superintendent of WMMS And Was Closely Connected With The Wesley Church Royapettah for 38 Years.

1878-91--Between 1878-1888 George M. Cobban Bapitized Family And Village Groups in Thiruvallur Circuit. In 1991 Morethan 300 Were Baptized; Ekkadu Also Known As Ikkadu - Kandigai Became an Important Center.

1878--Burgess Begins Telugu Ministry in Madras.

1880--Burgess & Benjamin Wesley Begin Telugu Ministry in Hyderabad.

1893--Rev. Charles H. Monahan, B.A. and Dr. Mrs. Monahan arrived in Madras. Goudie's Efforts (Along with Adam Andrew of Free Church) Resulted in The British Government Order Providing for Education

And Land for Cultivation And Settlement of Outcastes, Called

Panchama Magna Charta. Tha Madras District Now Had 2 Boarding And 53 Day Schools for Boys, And 2 Boarding

And 20 Day Schools for Girls. Students Enrolled in These

Schools Numbered: Christian 520; Brahmins 347; Caste

Hindus 1,684, Dalits 651, Muslims 87. Rev. William

Meston Joined as Professor at MCC, Free Church of

Scotland Mission.

EKKADU THE PLACE OF HISTORICAL MISSIOLOGY

1903- CSI Wesley Church, Was Built.



C.S.I. WESLEY CHURCH
IKKADU

EKKADU

THE PLACE OF
HISTORICAL MISSIOLOGY

Ext-2



Travelling Distance

| | | |
|-----------|------------------------------------|---------------|
| 01 | <i>State Capital Chennai</i> | 41 Kms |
| 02 | <i>Tiruvallur Junction</i> | 08 Kms |
| 03 | <i>Thiruvallur Railway Station</i> | 09 Kms |
| 04 | <i>Poondi Lake</i> | 08 Kms |
| 05 | <i>Sevvapet Railway Station</i> | 07 Kms |
| 06 | <i>Putlur Railway Station</i> | 09 Kms |
| 07 | <i>Veppampattu Railway Station</i> | 10 Kms |
| 08 | <i>Kadambathur Railway Station</i> | 15 Kms |
| 09 | <i>Thiruvalangadu Temple</i> | 24 Kms |
| 10 | <i>Thirumazhisai</i> | 25 Kms |



Basic Amenities

| | | |
|-----------|-------------------------|----------------|
| 01 | <i>Petrol Bank</i> | 05 Mins |
| 02 | <i>Grocery Store</i> | 05 Mins |
| 03 | <i>Meat Shop</i> | 05 Mins |
| 04 | <i>Hotels</i> | 07 Mins |
| 05 | <i>Medical Shop</i> | 08 Mins |
| 06 | <i>Pet Shop</i> | 15 Mins |
| 07 | <i>Textiles</i> | 15 Mins |
| 08 | <i>Supermarkets</i> | 15 Mins |
| 09 | <i>Gas Distributors</i> | 15 Mins |
| 10 | <i>Parks</i> | 15 Mins |



Nearby Schools

| | | |
|-----------|---|----------------|
| 01 | <i>IGSM Missiology School</i> | 07 Mins |
| 02 | <i>ABS Vidhya Mandhir School</i> | 15 Mins |
| 03 | <i>C.S.I. Hr Sec School</i> | 10 Mins |
| 04 | <i>Bushra Nursery & Primary School</i> | 10 Mins |
| 05 | <i>Government Higher Secondary School</i> | 15 Mins |
| 06 | <i>Swami Vivekananda Vidhyalaya School</i> | 17 Mins |
| 07 | <i>Bharathi Matriculation School</i> | 21 Mins |
| 08 | <i>Jacob Matriculation School</i> | 23 Mins |
| 09 | <i>Sri Saraswathi Vidalaya Nursery and Primary School</i> | 21 Mins |
| 10 | <i>Shree Niketan Patasalai</i> | 20 Mins |

GOVERNMENT MEDICAL COLLEGE, TIRUVALLUR

அரசு மருத்துவக் கல்லூரி திருவள்ளூர்



Nearby Colleges

| | | |
|-----------|---|----------------|
| 01 | <i>Thiruvallur Medical College</i> | 18 Mins |
| 02 | <i>Bhajarang Engineering College</i> | 22 Mins |
| 03 | <i>Mahakavi Bharathiyar Community College</i> | 30 Mins |
| 04 | <i>Good Shepherd College</i> | 30 Mins |
| 05 | <i>John Bosco Arts and Science College</i> | 25 Mins |



HOSPITAL



Nearby Hospitals

| | | |
|-----------|------------------------------|----------------|
| 01 | <i>Capparris Nest</i> | 18 Mins |
| 02 | <i>Primary Health Center</i> | 05 Mins |
| 03 | <i>Nidhi Health Care</i> | 10 Mins |
| 04 | <i>Government Hospital</i> | 18 Mins |
| 05 | <i>CSI Hospital</i> | 07 Mins |
| 06 | <i>Monash Clinic</i> | 08 Mins |
| 07 | <i>Veterinary Hospital</i> | 10 Mins |
| 08 | <i>Saviour Hospital</i> | 09 Mins |
| 09 | <i>Dental Hospital</i> | 10 Mins |
| 10 | <i>Babi Hospital</i> | 16 Mins |




Government Offices

| | | |
|-----------|--------------------------------------|----------------|
| 01 | <i>Village Administrative Office</i> | 09 Mins |
| 02 | <i>Post Office</i> | 10 Mins |
| 03 | <i>Police Station</i> | 10 Mins |
| 04 | <i>Panchayath Office</i> | 12 Mins |
| 05 | <i>Sub Registrar Office</i> | 18 Mins |
| 06 | <i>Collector Office</i> | 16 Mins |
| 07 | <i>TNEB Office</i> | 16 Mins |
| 08 | <i>PWD Office</i> | 17 Mins |
| 09 | <i>Assistant Commissioner Office</i> | 19 Mins |
| 10 | <i>Municipality Office</i> | 20 Mins |



Cinema Theaters

| | | | |
|-----------|----------------------------------|---|----------------|
| 01 | <i>Rakki Cinemas</i> |  | 13 Mins |
| 02 | <i>Meera Theatre</i> | | 14 Mins |
| 03 | <i>Kannan Mini Theatre</i> | | 19 Mins |
| 04 | <i>Vela Cinemas</i> | | 23 Mins |
| 05 | <i>Thulasi Theatre</i> | | 21 Mins |
| 06 | <i>Sri Lakshmi Cinemas Dolby</i> | | 27 Mins |





Devotional Places

- | | |
|------------------------------------|----------------------|
| 01 <i>Hindus Temples</i> | 05 to 15 Mins |
| 02 <i>CSI Wesley Church</i> | 08 Mins |
| 03 <i>Masjid</i> | 09 Mins |



Project Gallery



EXT-2
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Project Gallery



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We Offered

- ✓ *If Fully Paid Within 15 Days
(Registration, Patta & EC Free)*
- ✓ *If Fully Paid Within 3 Months
(Registration Free)*
- ✓ *If Fully 50% Advanced & Fully Paid Within 6 Months
(Registration Free)*

EXT-2 EKKADU

THE PLACE OF HISTORICAL MISSIOLOGY

| Sq.ft Rate | Area | Advance |
|------------|------|---------|
| Rs. 750/- | 1200 | 1 Lakh |

Terms & Conditions

- ✓ *The Offers Only Valid if Payments Done On or Before The Schemes End Date or Else Customer Should Need to Bear The Registration, Patta & EC Charges.*

Purchase Policy

- *THANIGAI ESTATES AND CONSTRUCTIONS IS A CHENNAI BASED LAYOUT PROMOTING REAL ESTATE FIRM. THANIGAI ESTATES AND CONSTRUCTIONS HAS A WIDE RANGE OF EXPERIENCE MORE THAN 33 YEARS IN THE FIELD OF REAL ESTATE.*
- *COMPANY HAS WIDE RANGE OF MARKETERS, COMPANY PROVIDES FREE SITE VISIT TO THE PROSPECTIVE BUYERS AND MARKETERS WILL GUIDE THE PROSPECTIVE BUYER TO THE SITE REQUESTED BY THE BUYER.*
- *ONCE A PROSPECTIVE BUYER IS SATISFIED AND AGREES TO BUY A PLOT FROM THE COMPANY, FIRST STEP IS TO PAY ADVANCE AMOUNT TO HOLD THE PARTICULAR PLOT OR PLOTS , ADVANCE AMOUNT MAY VARY FROM PROJECT TO PROJECT AND NO. OF PLOTS REQUIRED BY THE PROSPECTIVE BUYER.*
- *ONCE THE ADVANCE AMOUNT IS PAID BY THE CLIENT, PARENT DOCUMENT SET FOR THE PARTICULAR PLOT AND SURVEY NUMBER WILL BE ISSUED FOR VERIFICATION FROM COMPANY'S SIDE.*
- *IRRESPECTIVE OF VERIFICATION OF THE PARENT DOCUMENT SET, CLIENT HAS TO PAY THE AGREEMENT AMOUNT OF THE PARTICULAR PLOT OR PLOTS WITHIN SIX DAYS IRRESPECTIVE OF WORKING DAYS TO PURCHASE THE PARTICULAR PLOT OR PLOTS. AGREEMENT AMOUNT WILL VARY FROM PROJECT TO PROJECT AND TOTAL SQFT THAT A CLIENT PURCHASE.*



- *IF CLIENT FAILS TO PAY THE AGREEMENT AMOUNT IN SAID TIME PERIOD THE HOLDEN PLOT WILL BE CONSIDERED AS VACANT AND COMPANY WILL REFUND THE ADVANCE AMOUNT TO THE CLIENT. EVEN BEFORE SIX DAYS IF CLIENT DOESN'T WANT TO CONTINUE THE ADVANCE AMOUNT WILL BE REFUNDED*
- *ONCE THE AGREEMENT AMOUNT IS PAID ,COMPANY WILL PROVIDE THE AGREEMENT COPY IN WHICH THE TERMS AND CONDITIONS MENTIONED , COMPANY WILL FOLLOW THE AGREEMENT AS IT IS EXCEPT IF THERE IS A CASE OF LEGAL PARENT DOCUMENT DISSATISFICATION FROM CLIENT OR CLIENT'S ADVOCATE SIDE .*
- *IF THERE IS ANY QUERIES IN THE LEGAL PARENT DOCUMENT ASKED FROM CLIENT OR CLIENT'S ADVOCATE SIDE AND COMPANY COULDN'T SOLVE , COMPANY ASSURES TO FETCH THE DATA REQUIRED FROM CLIENT WITHIN 20 DAYS TIME PERIOD FROM THE DATE OF AGREEMENT . AND IF COMPANY COULDN'T FETCH THE DATA REQUIRED BY THE CLIENT OR CLIENT'S ADVOCATE SIDE ITS PURELY A CLIENTS CALL IF THEY DON'T WANT TO PURCHASE THE PARTICULAR PLOT DUE TO LEGAL ISSUES IN THE DOCUMENT COMPANY WILL REFUND THE PAID AMOUNT WITHIN 15 DAYS FROM THE DATE CLIENT ASKS FOR A REFUND,*
- *ONCE A CLIENT IS SATISFIED WITH THE LEGAL PARENT DOCUMENTS CLIENT SHOULD PAY THE REMAINING AMOUNT AS PER THE AGREEMENT AND IF CLIENT PAYS THE TOTAL AMOUNT AS PER AGREEMENT COMPANY WILL DO THE REGISTRATION ON THE NAME OF THE CLIENT OR ON A PERSON'S NAME AS REQUESTED BY THE CLIENT IN A DATE THAT IS MUTALLY AGREED BY THE CLIENT AND THE COMPANY.*

Purchase Policy

COMPANY PROVIDES VARIOUS SCHEMES LIKE ACCEPTING REGISTRATION CHARGES AND PATTAS CHARGES AND PROVIDING OFFERS. SCHEMES ARE PURELY DEPENDS ON THE AGREED TIME PERIOD AND PAYMENT METHODS BY THE CLIENTS, IF THE PARTICULAR TIME PERIOD EXCEEDS CLIENT SHOULD BEAR THE REGISTRATION CHARGES, PATTAS SERVICE CHARGES AND THERE WONT BE ANY OFFER.

USUALLY TIME PERIOD FOR ACCEPTING PATTAS CHARGES BY THE COMPANY ON BEHALF OF CLIENT IS 30 DAYS FROM THE DAY OF AGREEMENT, IF THE CLIENT FAILS TO MAKE THE FULL AMOUNT OF THE PARTICULAR PLOT OR PLOTS CLIENT SHOULD BEAR THE PATTAS CHARGES.

COMPANY DOES NOT ACCEPT THE PENDING PAYMENTS AS CHEQUE ON THE DATE OF REGISTRATION. IF THE CLIENT WANTS TO MAKE THE PAYMENT AS CHEQUE CLIENT SHOULD PROVIDE THE CHEQUE BEFORE FOUR WORKING DAYS, IF THE PAYMENT MODE IS RTGS OR NEFT CLIENT CAN PAY THE REMAINING AMOUNT BEFORE TWO WORKING DAYS. IF CLIENT IS PAYING THE BALANCE AMOUNT AS CASH COMPANY ACCEPTS IT ON THE DATE OF REGISTRATION BUT BEFORE THE REGISTRATION.

ONCE TOTAL PAYMENT IS MADE BY THE CLIENT. COMPANY WILL PROVIDE THE ORIGINAL REGISTERED DOCUMENT TO THE CLIENT WITHIN SEVEN WORKING DAYS FROM THE DATE OF REGISTRATION.



IF COMPANY ACCEPTS TO PROVIDE PATTAS OR IF A CLIENT MAKES THE PAYMENT FOR PATTAS SERVICE, COMPANY ASSURES TO PROVIDE THE PATTAS NOT EXCEEDING 180 DAYS FROM THE DATE OF COMMENCEMENT OF REGISTRATION OR FROM THE DATE THAT CLIENT MAKES PAYMENT FOR PATTAS SERVICE. COMPANY TAKES MUCH TIME SINCE THE PROCESS OF GETTING PATTAS HAS VARIOUS STAGES AND LOT OF GOVERNMENT FORMALITIES INVOLVED.

ONCE THE AGREEMENT IS MADE AND IF A CLIENT COULDN'T PAY THE TOTAL AMOUNT AS PER AGREEMENT TIME COMPANY HAS RIGHT TO SELL THE PLOT TO ANOTHER PROSPECTIVE BUYER, ONCE THE AGREEMENT IS MADE COMPANY WILL NOT

REFUND THE AMOUNT AS CASH. CLIENT CAN ONLY BUY OR REFER ANOTHER PROSPECTIVE BUYER FOR THE PAID AMOUNT. COMPANY WILL REFUND THE PAID AMOUNT ONLY IN TWO CASES IF THERE IS A LEGAL ISSUE IN PARENT DOCUMENT OR IN THE CASE OF MEDICAL EMERGENCY THAT IS ACCEPTABLE AND PROVEN.

ONCE THE TOTAL SALES IS OVER, ON THE DATE OF RECEIVING THE ORIGINAL DOCUMENTS THAT HAS BEEN REGISTERED IT IS MANDATORY FOR CLIENT TO SUBMIT THE ORIGINAL BILLS AND ORIGINAL AGREEMENT SINCE THE PROPERTY HAS BEEN TRANSFERRED IN THE NAME OF THE CLIENT.

EKKADU EXT-2

THE PLACE OF
HISTORICAL MISSIOLOGY

ச.எண்:77

120'-6" [36.7 m]

நிலையில் உள்ள
23'-0" அகல சாலை

103

104

79' [24.2 m]

ச.எண்:
213/1பாகம்

9மீ அகல சாலை

7.2மீ
அகல சாலை

ச.எண்:
213/2பாகம்

நிலையில் உள்ள
40'-0" அகல சாலை

ஒப்புதல் அளிக்கப்பட்ட
மனைப்பிரிவு

ம.வ/ந.உ.இ.(திவம)எண்.
19/ 2015

மனைப்பிரிவு
மனைகள்

[685] .661

23'-0" சாலை

ச.எண்:
214/2பாகம்

197'-3" [60.1 m]

30'-0" அகல சாலை

பூங்கா

ச.எண்:
215/1

நிலையில் உள்ள
23'-0" அகல சாலை

ஒப்புதல் அளிக்கப்பட்ட
மனைப்பிரிவு
ம.வ/ந.உ.து.இ.(செம)எண்.
230/ 2011

THANIGAI
ESTATES & CONSTRUCTIONS

Layout Sketch





THANIGAI

ESTATES & CONSTRUCTIONS

**No:145 Old No: 51 First Floor, Patel Rd,
Perambur, Chennai, Tamil Nadu 600011**

WELCOME