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Proudly Presents

New Project

@

Kadambathur

Gomathi Amman Nagar

(DTCP Approved No : 183[R]/2017)

Upcoming Chennai Limit Site (Kadambathur)

- **DTCP Approved Plots**
- **Rs.430/sqft Only**

Kadambathur Amenities:-

- **Karanai is a Village, Tiruvallur Taluk, Tiruvallur District of Tamil Nadu State, India**
- **48 Kms from State capital Chennai**
- **6 Kms from Tiruvallur Collector Office**
- **Karanai Pin code is 631203 and Postal head office is Kadambathur**
- **Tiruvallur , Perambakkam, Arakkonam are the nearby Cities**

Walkable Distance From Our Site:-

- **Ration Shop**
- **Provisional Shops**
- **Temple**
- **Government Hospital**
- **Government School**
- **Police Quarters**

5 Minutes Travel Distance

- **Kadambathur Railway Station**
- **Kadambathur to Perambakkam Highways**

- **Kadambathur Panchayat Union Office**
- **Government Veterinary Hospital**
- **RI Office**
- **Post Office**
- **Hospital – St.John’s Health Centre**
- **Temples – Valamburi Vinayagar Temple**
- **Church – St.Mathew Church**

10 Minutes Travel Distance

- **Kadambathur Bus Stand**
- **Village Administrative Office - Kadambattur**
- **Library**
- **Stella Mary’s Extension Project Centre**
- **Super Markets – Ranga Super Market**
- **Banks, ATM’s – Indian Bank & ATM**
- **Textiles – Golden Tex**
- **Masjid – Jamia Masjid, Kadambattur**

15 Minutes Travel Distance

- **Collector Office, Tiruvallur**
- **Tiruvallur Combined Court**
- **Registrar Office, Tiruvallur**
- **Tiruvallur Bus Stand**

- **Theatres** – Meera Theatre, Rakki Cinemas
- **Temple** – Sri Veeraragavaperumal Temple, Tiruvallur
- **Church** – St.Mathew Church, CSI Wesley Church

Schools:-

5 Minutes Travel Distance

- Ramakrishna CBSE School
- St.Mary's Nursery and Primary School
- Holy Angel Nursery and Primary School
- NCDS Vocational Education
- Panchayat School Kadambattur
- Panchayat Union Elementary School, Venmanampudhur

10 Minutes Travel Distance

- Government Primary School, Kadambattur
- Government Higher Secondary School, Kadambattur
- Vivekananda Primary School

20 Minutes Travel Distance

- Goudie Nursery & Primary School
- DRBC School
- CSI Higher Secondary School

Colleges:-

5 Minutes Travel Distance

- **Vadaranyam College Of Education**

10 Minutes Travel Distance

- **Venkateswara College Of Engineering & Technology**

15 Minutes Travel Distance

- **Indra Institute Of Engineering And Technology**
- **Priyadarshini Dental College & Hospital**

Amenities Nearby:-

- **Markets**
- **Banks, ATMs**
- **Hospitals**
- **Schools**
- **Colleges**
- **Theatres**
- **Petrol Bunks**
- **Temples**
- **Masjid**
- **Church**

In Our Site:-

- **Road Facility**
- **Good Water Facility**
- **Surrounded by houses**
- **Electricity Facility**
- **3 Parks**
- **Share Auto Facility (50 Mtrs)**

Price Details:-

- **600sqft – Rs.2,58,000/-**
- **Agreement Amount – Rs.36,000/-**

Schemes:-

- 1) **If remaining amount paid within 15 Days from the day of Advance**
 - ❖ **Registration, Patta and EC will be absolutely Free !**
 - ❖ **Rs.6000 – Giftworth Free!**

- 2) **If remaining amount paid within 3 Months**
 - ❖ **Registration Free! But, Patta will be Charged**

- 3) **If remaining amount paid within 11 Months**
 - ❖ **Customer Should Bear the Registration and Patta Charges.**

 **Special Offer**

- 4) If half of the Total Amount is paid within 15days **Registration is done for Free** and remaining amount should be paid within 11 Months.



Bank Loan Eligible For Minimum 600 Sqft Onwards...



TAKE PRIDE
in Delivering Quality Projects To
OUR CLIENTS

N.No : 168/1, Old No : 61/1,

1st Floor,

Patel Road,

Perambur,

Chennai – 600011

www.thanigaiestates.com



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 st Surveillance Due	15.05.2017	2 nd 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



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Satish Kumar
Managing Director
DUV Certification Pvt. Ltd.

ISO 9001:2015 Quality Management System



தணிகை எஸ்டேட் & கன்ஸ்ட்ரக்ஷன்ஸ்™



கோமதி அம்மன் நகர்



திருவள்ளூர் அடுத்து



கடம்பத்தூர்
இரயில் நிலையம் அருகில்



சிறப்பம்சம்

- நம் மனைபிரிவு 500 சூடியிருப்புகளுக்கு மத்தியில் உள்ளது.
- 100 மீட்டர் தொலைவில் பள்ளி, ரேசன், கூட்டுறவு சங்கம் உள்ளது
- நம் மனை பிரிவில் மின்சார வசதி உள்ளது.
- நம் மனை பிரிவில் குடிநீர் வசதி உள்ளது.

10
நிமிட
பயணத்தில்

- வெங்கடேஸ்வரா பொறியியல் கல்லூரி
- ஹோலி ஏஞ்சல் மெட்ரிக் பள்ளி
- ராமகிருஷ்ணா CBSC பள்ளி



சதுரடி விலை	அளவு	முன்பணம்	Offer
ரூ. 430	600 சதுரடி	ரூ. 36,000	<ul style="list-style-type: none"> • 15 நாட்களில் முழுத்தொகை செலுத்தும் நபர்களுக்கு (பத்திர பதிவு + தனிப்பட்ட + EC இலவசம் + 6,000 மதிப்புள்ள பரிசு இலவசம்) • 3 மாதத்தில் செலுத்துபவர்களுக்கு பத்திரபதிவு இலவசம் • 11 மாதத்தில் செலுத்துபவர்களுக்கு பத்திரபதிவு தங்களுடையது

குறிப்பு:- மனைக்கு செலுத்தவேண்டிய தொகையில் பாதி தொகையை உடனே செலுத்தி மீதம் 11 மாதத்தில் செலுத்துபவர்களுக்கு பத்திரபதிவு இலவசம்

Site Pictures.....





EB & Water Facilities.....





Parks.....





Surrounded By Houses.....



5 Mins to Kadambathur Railway Station.....



10 Mins to Super Market.....



10 Mins to Textiles.....



10 Mins to Kadambathur Bus Stop.....



5 Mins to Panchayat Union Office - Kadambathur.....



5 Mins to RI Office.....

10 Mins to VAO Office.....



Bank & ATM.....



Schools.....





Government Schools.....



Colleges.....



Temples.....



Churches.....



Hospitals.....



Tiruvallur Junction.....



Tiruvallur Bus Depot.....



Veeraragavaperumal Temple - Tiruvallur.....



Tiruvallur Combined Court.....



Registrar Office - Tiruvallur



Collector Office - Tiruvallur



Arakkonam Coming Under CMDA Limit.....





Thank You...



Thanigai Estate & Constructions