



BUILDING BETTER THAN TOMORROW

Redhills Swarna Bhoomi

Invest in Chennai
Grow with Chennai

Per Sq.ft

₹2200



PREMIUM GATED COMMUNITY



Gated
Community



Wide Black
Top Roads



High Appreciation
Potential



Clean & Green
Environment



Water
Supply



EB
Facility



A SMART CHOICE FOR A SECURE FUTURE



THANIGAI ESTATES & CONSTRUCTIONS PVT LTD

SWARNA BHOOMI

ABOUT THE FOUNDER & COMPANY

The Lifetime Achiever & Doctorate Award Winner, Realtor MJF. Lion. Dr.S Killivalavan The Founder & Chairman of Thanigai Estates And Constructions Pvt.Ltd. Secured A Significantly Successful Managing Career For Past Three Decades In Real Estate Sector & Housing Development Since 1989. He Born In An Agricultural Family & Has Came Up In Life By Hard Work, Dedication & Total Commitments. During Late 80's He Was Into Real Estate Sector & In Early 90's Thanigai Estates And Constructions Pvt.Ltd. Was Established By Him



MJF LION. Dr. S. KILLIVALAVAN
FOUNDER & CHAIRMAN

Our Chairman's Dynamic And Intelligent Leadership Lead Thanigai To Phenomenal Growth, In Later 90's Thanigai Estates And Constructions Pvt.Ltd. Became No:1 Real Estate Company In 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.



Gomathi Amman Nagar



THANIGAI ESTATES & CONSTRUCTIONS PVT LTD

SWARNA BHOOMI

MANAGING DIRECTORS



Mr. K VETRISILVAN
MANAGING DIRECTOR

is the esteemed leader of the Board of Directors at Thanigai Estates & Constructions Pvt. Ltd. With an illustrious career in Real Estate and Property Management, he has consistently achieved significant milestones and driven the company to new heights. His visionary leadership and strategic approach have been instrumental in propelling the company to rapid success, scaling various peak and ensuring sustained growth and excellence in the industry



Mr. B ASHOK KUMAR
MANAGING DIRECTOR

is a prominent Director and a key figure in the Marketing Team at Thanigai Estates & Constructions Pvt. Ltd. Known for his exceptional leadership and strategic vision, he plays a pivotal role in driving the company's marketing efforts. His accomplished leadership skills have instilled greater confidence in the marketing directors of Thanigai, empowering them to execute innovative strategies and achieve remarkable success in the real estate sector.



Mr. K MANIKANDA SUBBIAN
MANAGING DIRECTOR

is a dynamic and driven Managing Director, leading Thanigai Estates & Constructions Pvt. Ltd. with passion and expertise. With a successful career in Property Management, he has demonstrated a remarkable ability to navigate the diverse aspects of the real estate industry. His strategic vision and operational proficiency have established him as a key player in the field, and his leadership continues to steer the company towards growth and innovation.



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**THANIGAI ESTATES &
CONSTRUCTIONS PVT LTD**

SWARNA BHOOMI

Why Buy a Property in Thanigai Swarnabhoomi?



1. Strategic Location

Well-connected location with convenient access to major roads, nearby towns, daily essentials and key destinations.



2. Future Growth Potential

Invest in a developing location where improving infrastructure and surrounding development can support long-term property value growth.



3. Good Road & Transport Connectivity

Convenient access to surrounding areas through the existing road and public-transport network—making it practical for both living and investment.



4. Planned Residential Layout

A properly planned plotted development with internal roads, clearly identified plots and a layout designed for comfortable residential use.



5. A Property You Can Own & Build On

Instead of paying only for a constructed property, own your individual plot of land and plan your future home according to your needs and budget.

Highlight of the Land



Swarnabhoomi is located in the middle of the residential area.



Our property is a gated community.



Fully equipped with electricity and tarred roads.



Our property is located near the Gnayiru Temple and Palar.



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**THANIGAI ESTATES &
CONSTRUCTIONS PVT LTD**

SWARNA BHOOMI

Nearby Amenities



- MASJID | TEMPLE | CHRUCH
- GFC GLOBAL PUBLIC SENIOR SECONDARY SCHOOL
- GOJAN SCHOOL OF BUSINESS & TECHNOLOGY
- CHENNAI OUTER RING ROAD

- MARKET & GROCERY SHOPS
- BANKS & ATMS
- HOSPITALS & MEDICAL SHOPS
- BUS STOP



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THANIGAI ESTATES &
CONSTRUCTIONS PVT LTD

Site Amenities



- ➔ CMDA & RERA APPROVED PLOTS
- ➔ EB FACILITY BLACK TOP ROADS (24FT, 30FT ROADS)
- ➔ FREQUENT BUS & SHARE AUTO FACILITIES
- ➔ GATED COMMUNITY
- ➔ SURROUNDED BY HOUSES
- ➔ SOLAR STREET LIGHTS



Just **5** minutes From Minjur - Vandalur 400 feet outer ring road.



Just **5** minutes From Arumanthai Bazaar.



10 minutes drive to Redhills Bus Terminal and Bazaar.



Just **20** minutes From Madhavaram & Retteri.



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THANIGAI ESTATES & CONSTRUCTIONS PVT. LTD.

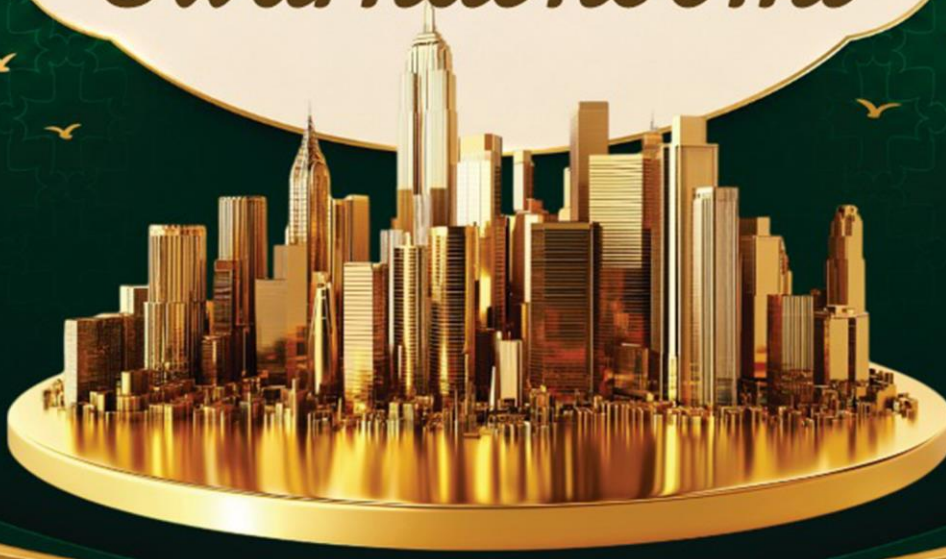
PRESENTS

GOMATHI AMMAN NAGAR



Redhills @ Gnayiru Swarnabhoomi

Plot
₹13.2
LAKHS



Individual
Villa
₹29.45
LAKHS

Redhills @ Gnayiru Swarnabhoomi



SITE AMENITIES



- ✓ Our site is surrounded by numerous house.
- ✓ Our site is featured as Fully Compounded Gated Community.
- ✓ Our site has Blacktop Roads.
- ✓ Our site has Water facility, Solar Street Lights and Electricity facility.
- ✓ Our site is situated near to Gnayiru Temple & Bazaar.

Sq. Ft. Rate	Area	Advance
₹2200	1000 SQ. FT.	₹1,00,000

OFFER

- ✓ If full amount is paid within 15 days
(Registration + Individual Patta + EC FREE).
- ✓ If full amount is paid within 3 months, customer should bear the registration charges.

NOTE

If half amount is paid within 15 days & remaining amount is paid within 3 months, registration is done for free.

NEARBY OUR SITE

- ✓ In 5 min - Minjur - Vandalur 400 feet Bypass.
- ✓ In 5 min - Bazaar.
- ✓ In 5 min - Gnayiru Temple.
- ✓ In 10 min - Redhills Bus Stand & Bazaar.
- ✓ In 20 min - Madhavaram Metro Railway Station.

Bank Loan Available

CORNER PLOTS COST
₹2300 PER SQ.FT.



THANIGAI ESTATES &
CONSTRUCTIONS PVT LTD

SWARNA BHOOMI

— 1 BHK —

	LAND 600 sq.ft X 2200	₹13,20,000
	CONSTRUCTION 400 sq.ft X 2500	₹11,25,000
	BORE, EB, SEPTIC TANK BUILDING PLAN APPROVAL WEATHERING COOLING TILES	₹5,00,000
	TOTAL	₹29,45,000



❧ Gomathi Amman Nagar ❧



THANIGAI ESTATES &
CONSTRUCTIONS PVT LTD

SWARNA BHOOMI

2 BHK

	LAND 600 sq.ft X 2200	₹ 13,20,000
	CONSTRUCTION 700 sq.ft X 2500	₹ 17,50,000
	BORE, EB, SEPTIC TANK BUILDING PLAN APPROVAL WEATHERING COOLING TILES	₹ 5,00,000
	TOTAL	₹ 35,70,000



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**THANIGAI ESTATES &
CONSTRUCTIONS PVT LTD**

SWARNA BHOOMI

THANK YOU...

[Click to View Sketch](#)



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