

Time to think... and
GO ORGANIC
Touch base with Nature

**BANK LOAN
AVAILABLE**



SWARNAMBIGAI NAGAR

Close to KADAMBATHUR Railway Station

It has good investment potential and several housing projects have come up in this locality.

WHY SWARNAMBIGAI NAGAR?

SWARNAMBIGAI NAGAR is located near district head quarters Thiruvallur and 50 kms from Chennai. SWARNAMBIGAI NAGAR has good transport connectivity through rail and bus. It is also strategically located between Chennai-Bangalore NH4 and Chennai-Tirupati NH 205. Hindustan Motors (Caterpillar), Chennai car plant (Mitsubishi), Delphi TVS and Hyundai Mobis India are the companies located in and around Kadambathur. Proposed Greenfield airport is partially planned in Close to Kadambathur. There are many government offices in and around Our Project. It has good investment potential and several housing projects have come up in this locality.



GREAT REASONS

Value-added DTCP approved property
Surrounded by Gated Community
Situated in a pollution-free serene environment
Surrounded by renowned Educational Institutions, Hospitals,
Government offices and Multi-national Companies



LOCATION ADVANTAGES

SCHOOLS & COLLEGES NEARBY:

Christ College, Indira Institute of Computer Applications, Sri Vadaranyam College Of Education, Panchayat Union Middle School, Pum School Pudumavilangai, Mary Help of Christians School, Dr. Ambedkar competitive training center

BUS STOPS NEARBY:

Agaram Bus Stop, Satharai Bus Stop, Kadambathur Bus stop

GOVERNMENT OFFICES NEARBY:

Revenue Inspector (R.I) Office Kadambathur, TWAD Board, Commercial Tax of The Assistant Commissioner Office, Sports development authority of Tamilnadu, Armed Reserve Head Quarters, Thiruvallur Municipal Corporation, Combined Court Tiruvallur, District Treasury Office

HOSPITALS NEARBY:

Dr. Moorthy hospital, Government Hospital - Venmanambudur, Govt. Primary Health Centre, Surya Clinic

Mappedu Dry Port gets new lease of life after revival of Chennai Port-Maduravoyal corridor project



The Tamil Nadu Government is likely to allot 125 acre near Sriperumbudur to the Chennai Port Trust (ChPT) for setting up a dry port and multi modal logistics hub. The state government is likely to provide the land at Mappedu on lease for 99 years to the ChPT, which plans to develop the hub near the Sriperumbudur SEZ. The proposed hub is expected to be developed on BOT basis at an estimated cost of Rs 100 crore.

The Union Ministry of Shipping has given in-principle

approval and the ChPT is likely to issue a tender soon.

This apart, the implementation process for the two road connectivity projects - Chennai-Ennore Road Connectivity Project (Rs 600 crore) and the Elevated Four Lane Corridor to Maduravoyal (Rs 1,655 crore) is likely to be put on fast track. The Railway Ministry had forwarded a proposal for a rail link from Avadi to Guduvancheri via Sriperumbudur and Oragadam.



5 minutes from Kadambattur Railway Station & Bus Stop

10 minutes from proposed Bus Terminus (Thiruvallur)

10 minutes from proposed Medical College & Hospital

10 minutes from Chennai Thiruvallur High Road

10 minutes from Caterpillar

SWARNAMBIGAI NAGAR

V.N:122 Pudhumavilangai Village and Panchayat, Kadambathur Union, Thiruvallur Taluk and District.

LP / ADTCP (TRV) No: 62/2021

Approved Layout of Housing site in
Survey Number 258/1,2, 259/2A of
V.N:122 Pudhumavilangai Village and



SWARNAMBIGAI NAGAR

Close to KADAMBATHUR Railway Station

259
2A
PARK 1

S.No:259V2

S.No:257

S.No:256V

S.No:256V2

S.No:256V

S.No:259V2

S.No:266

PARK 2

DTCP - 62 / 2021

S.No:268V

258/2

P.No	Sq Ft	Sur.No	P.No	Sq Ft	Sur.No	P.No	Sq Ft	Sur.No	Plot No	Sq Ft	Sur.No	P.No	Sq Ft	Sur.No	Plot No	Sq Ft	Sur.No
1	1001	258/2	22	1000	258/1	43	800	258/1	64	587.5	258/2	85	800	258/2	106	800	258/2
2	845	258/2	23	987.5	258/1	44	800	258/1	65	600	258/2	86	800	258/2	107	800	258/2
3	807.5	258/2	24	900	258/1	45	800	258/1	66	787.5	258/2	87	800	258/2	108	787.5	258/2
4	800	258/2	25	987.5	258/1	46	800	258/1	67	787.5	258/2	88	787.5	258/2	109	787.5	258/2
5	800	258/2	26	935	258/1	47	840	258/1	68	800	258/2	89	540	258/2	110	800	258/2
6	787.5	258/2	27	900	258/1	48	990	259/2A	69	800	258/2	90	600	258/2	111	800	258/2
7	787.5	258/2	28	860	258/1	49	967.5	258/1	70	800	258/2	91	600	258/2	112	960	258/2
8	800	258/2	29	830	258/1	50	932.5	259/2A	71	800	258/2	92	600	258/2	113	1480	258/2
9	800	258/2	30	800	258/1	51	1370	258/1,2	72	800	258/2	93	600	258/2	114	1299	258/2
10	800	258/2	31	640	258/1	52	620	258/2	73	800	258/2	94	600	258/2	115	987.5	258/2
11	800	258/2	32	840	258/1	53	570	258/2	74	800	258/2	95	600	258/2	116	1000	258/2
12	800	258/2	33	800	258/1	54	600	258/2	75	800	258/2	96	1492.5	258/2	117	800	258/2
13	787.5	258/2	34	800	258/1	55	587.5	258/2	76	800	258/2	97	1492.5	258/2	118	800	258/2
14	787.5	258/2	35	800	258/1	56	600	258/2	77	787.5	258/2	98	800	258/2	119	800	258/2
15	800	258/2	36	800	258/1	57	587.5	258/2	78	787.5	258/2	99	800	258/2	120	787.5	258/2
16	800	258/1,2	37	800	258/1	58	600	258/2	79	800	258/2	100	800	258/2	121	787.5	258/2
17	800	258/1	38	787.5	258/1	59	630	258/2	80	800	258/2	101	800	258/2	122	800	258/2
18	800	258/1	39	800	258/1	60	727.5	258/2	81	800	258/2	102	800	258/2	123	1000	258/2
19	800	258/1	40	800	258/1	61	600	258/2	82	800	258/2	103	800	258/2	124	1505	258/2
20	800	258/1	41	787.5	258/1	62	587.5	258/2	83	800	258/2	104	800	258/2	S-1	949	258/2
21	800	258/1	42	800	258/1	63	600	258/2	84	800	258/2	105	1040	258/2	S-2	1464.5	258/2



NOT TO SCALE

MAIN KEY AMENITIES

- 5 minutes from Kadambattur Railway Station & Bus Stop
- 10 minutes from proposed Bus Terminus (Thiruvallur)
- 10 minutes from Chennai Thiruvallur High Road
- 10 minutes from Caterpillar



BLACKTOP
ROAD



POTABLE
GROUND WATER



AVENUE
TREES



CHILDREN'S
PLAY AREA



READY FOR
CONSTRUCTION

For More Info