



KANAA BOOMI

PRESENTS

Golden Avenue @ Gudalur




LOCATION HIGHLIGHTS



- ❑ Plots located @ 6.7 Kms from Sholinghur via SH - 61 (South Highway – 61)
- ❑ One of the very fast growing area in Sholinghur Taluk, Ranipet District
- ❑ Convenient to major access for all the basic needs such as
 - ❑ Sholinghur Bus stand (24 Hrs bus facility)
 - ❑ Hospitals
 - ❑ Banks
 - ❑ Schools & Colleges
 - ❑ Market & Shopping places




Nearby Schools & Colleges

- Gandhiji High School – 3.7 Kms
 - Unity Matriculation – 4.4 Kms
 - Sri Divya Chaitanya Matric School – 5.5 Kms
 - Vidya Peetam Senior Secondary School – 6.1 Kms
 - Valliyammai Matriculation High School – 6.7 Kms
 - Meera College of education – 4.7 Kms
 - Government Arts and Science College – 9.3 Kms
 - Kalai Bharathi B.Ed. College – 9.3 Kms
 - C.M.Annamalai Polytechnic College – 11.7 Kms
 - C.M.Annamalai Arts & Science College for Women – 12.3 Kms
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Nearby Hospitals

- Government Hospital – 7.9 Kms
 - Kalpana Hospital – 8.1 Kms
 - G.S Hospital – 8.3 Kms
- 



Close by Religious Spot

- Sri Veera Anjaneyar Temple – 2.2 Kms
- Akathishwar Temple – 2.1Kms
- Karikal Murugar Temple – 3.2 Kms
- C.S.I Church – 2.7 Kms
- Malaimatha Kovil – 5.2 Kms
- Rahmania mazid – 5.2 Kms
- Jamia Big Mosque – 7.7 Kms



Entertainment & Outlets Proximity

- Paranji Lake – 9.8 Kms
- Sholighur Lake – 9 Kms
- Sampooranam Tiffin Centre – 400 Mts
- Shanmugam Kali kadai – 4.4 Kms
- Anavardikhanpettai train Station – 13 Kms
- Chitteri train Station – 15.7 Kms
- Sivasakthi store- 1.8 Kms
- Dhanalakshmi Foods & Spices – 1.5Kms



Project Highlights



- ❑ Plots @ Thendral Nagar has high value appreciation
- ❑ Elite Community in 6.48 Acres with 169 Plots
- ❑ Community has open space for ample light and ventilation
- ❑ It is a plug and play type ready to build plots
- ❑ Well developed location
- ❑ Most of the plots are North and East facing
- ❑ DTCP Approved Villa plots
- ❑ RERA Approved



Amenities



- EB Provision
- Portable drinking water @ 20 Feet
- 100% Secured community
- Community Main Road - 33 Ft
- Community Cross street – 24 Ft
- Surrounded with 22 Villages
- Park (Future Development)

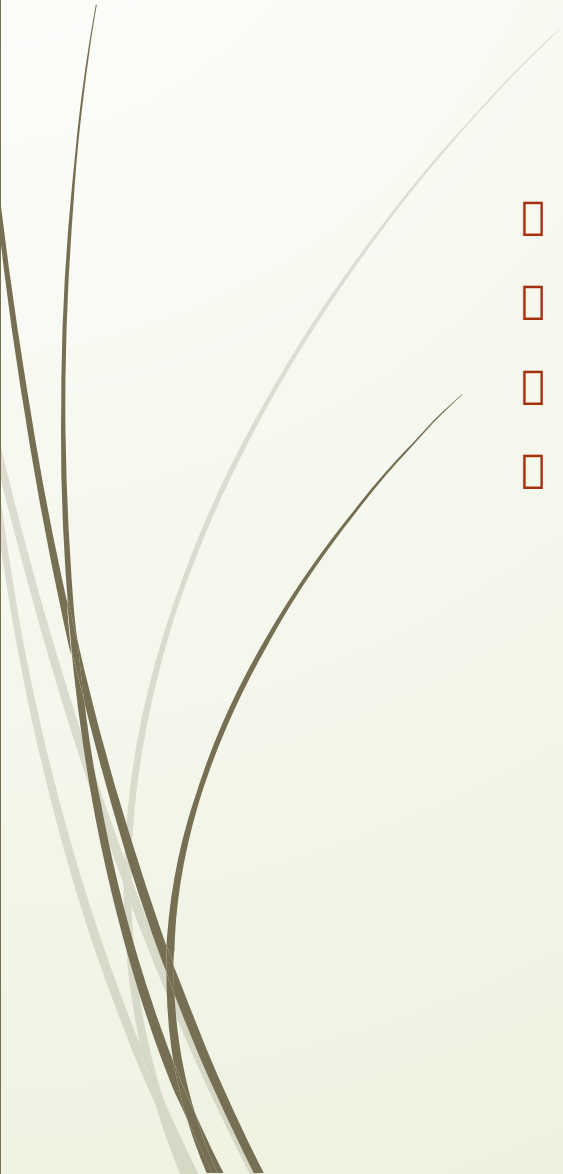


Saleable Area

- Total area – 158418 Sq ft
- Ranges from – 435 Sq ft to 2221 Sq ft
- Around 20000 Sq ft of OSR Space
- Villa plots and Farm Plots available as follows



Residential - Villa Plot Details

- Number of residential Villa Plots – 92 Units
 - Total Saleable area of Residential villa plots – 89529 Sq ft
 - Villa Plots ranges from – 788 Sq ft to 1309 Sq ft
 - Most of the plots faces North and East direction
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Thendral Nagar ready to construct Villa Plots - 92 Units (Details)

Plot No	Size (in Sq ft)	Plot No	Size (in Sq ft)	Plot No	Size (in Sq ft)
33	789	66	789	130	986
34	1041	100	1136	131	998
35	1041	101	972	132	998
36	1041	102	972	133	998
37	1041	103	972	134	998
38	1041	104	972	135	998
39	1041	105	972	136	998
40	1029	106	972	137	998
41	1040	107	972	138	998
42	1041	108	972	139	1166
43	1041	109	960	140	871
44	1041	110	789	141	883
45	1041	111	801	142	883
46	1041	112	801	143	883
47	1041	113	801	144	883
48	789	114	801	145	883
51	789	115	801	146	883
52	1041	116	801	147	883
53	1041	117	801	148	883
54	1041	118	801	149	959
55	1041	119	933	159	1309
56	1041	120	933	160	1202
57	1041	121	801	161	1202
58	1029	122	801	162	1202
59	1029	123	801	163	1202
60	1041	124	801	164	1202
61	1041	125	801	165	1202
62	1041	126	801	166	1202
63	1041	127	801	167	1202
64	1041	128	801	168	1189
65	1041	129	788		



Farm Plot Details



- Number of Farm Plots – 77 Units
- Total Saleable area of farm plots – 68890 Sq ft
- Villa Plots ranges from – 435 Sq ft to 2221 Sq ft
- Most of the plots faces North and East direction

Thendral Nagar Farm Plots - 77 Units (Details)

Plot No	Size (in Sq ft)	Plot No	Size (in Sq ft)	Plot No	Size (in Sq ft)
1	1453	27	1165	85	521
2	1038	28	1066	86	521
3	1038	29	967	87	533
4	1038	30	864	88	533
5	1027	31	899	89	533
6	1039	32	2221	90	533
7	1039	49	1041	91	533
8	1039	50	1153	92	679
9	1027	67	479	93	521
10	1043	68	509	94	533
11	1043	69	671	95	533
12	1835	70	611	96	533
13	1932	71	435	97	533
14	1001	72	533	98	533
15	916	73	491	99	521
16	939	74	495	150	871
17	939	75	521	151	883
18	939	76	533	152	883
19	916	77	533	153	883
20	1001	78	533	154	1305
21	1312	79	845	155	2207
22	1642	80	665	156	1202
23	903	81	533	157	1202
24	915	82	533	158	1189
25	915	83	533	SHOP	1625
26	1264	84	533		

Layout - Plan

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Thank you for your valuable time



Thank you