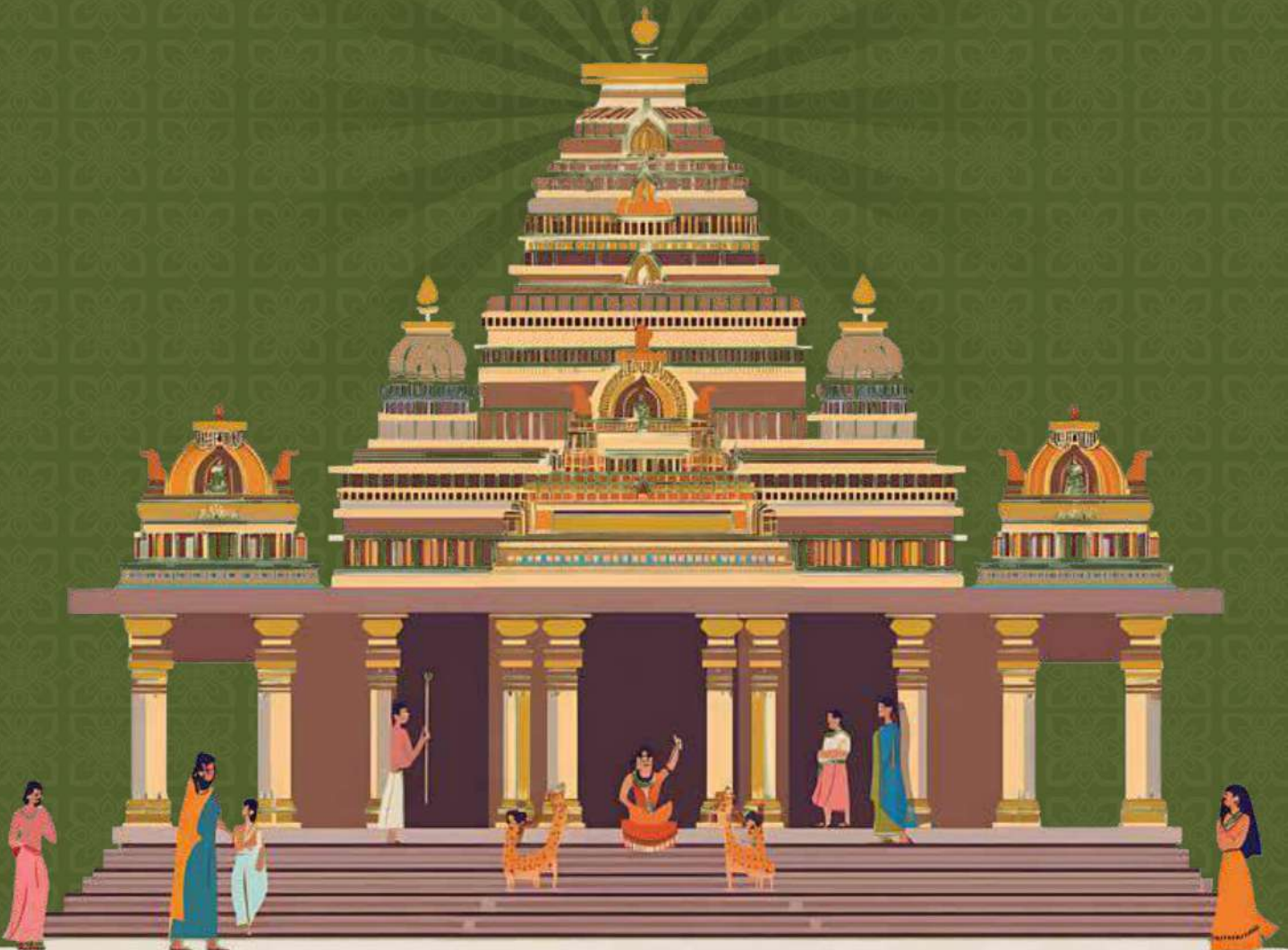




SHRI VIDHYAA NAGAR

Thirukazhukundram



WHERE EVERY STEP IS A BLESSING

ABOUT THIRUKAZHUKUNDRAM

Thirukazhukundram is a renowned town of religious importance, located in the Chengalpattu district of Tamil Nadu. It lies between Chengalpattu and Mahabalipuram, two other culturally rich locations. The town is especially famous for the ancient Vedagiriswarar Temple, a revered hilltop Shiva temple that attracts pilgrims and tourists alike.

WHY THIRUKAZHUKUNDRAM

1) EXCELLENT CONNECTIVITY

Thirukazhukundram is easily accessible from key locations around Chennai and the southern coast of Tamil Nadu, strategically situated on a State Highway and lies Just 15 km from the Mahabalipuram, 10 km OMR, 10 km from the scenic East Coast Road (ECR), 15 km from GST Road. The town also has strong public transportation links, making it a convenient location for both visitors and commuters.

2) UPGRADATION TO MUNICIPALITY

Thirukazhukundram is currently undergoing a major civic transformation, as it is being upgraded from a Town Panchayat to a Municipality. This upgrade is part of a broader statewide initiative by the Tamil Nadu government to improve urban infrastructure, service delivery, and local revenue generation. The new status is expected to bring enhanced civic amenities, better governance, and increased investment potential to the town.

3) PART OF CMDA'S NEW TOWN DEVELOPMENT PLAN

The town has been included in the Chennai Metropolitan Development Authority (CMDA)'s New Town Development Plan, which spans 123.48 square kilometres. This initiative is aimed at systematic urban expansion, providing planned infrastructure, residential zones, commercial hubs, and improved public services—positioning Thirukazhukundram as an emerging urban center in the region.

Witnessing a surge in new residential projects and developments and ongoing infrastructure upgrades, the area is becoming increasingly attractive for homebuyers and investors. Land values have appreciated significantly in recent years, offering promising returns on investment. For those who invest early in the right location, Thirukazhukundram offers a unique opportunity to benefit from the region's evolving urban landscape and growing demand.

WHY SHRI VIDHYAA NAGAR

Shri Vidhyaa Nagar is nestled in the heart of Thirukazhukundram, just 2 km from the iconic Vedagireeswarar Temple. We offer well-planned plots ranging from 840 to 1400 sq.ft., surrounded by established homes—making it a ready-to-build investment. With all essential amenities and daily conveniences nearby, it's the perfect place to build your future. We believe that every smart land investment must meet five key criteria:



At Shri Vidhyaa Nagar, we've checked every box. Talk to us today to discover how this project can be the right choice for you!

LOCATION HIGHLIGHTS

- ◉ Just 10 KM drive from Poonjeri-Ennore port peripheral ring road (CPRR)
- ◉ Very close to Madhuranthagam to Mamallapuram 6 lane road via thirkazhukundram town
- ◉ Our site falls under Proposed CMDA EXPANSION

PROXIMITIES

SCHOOL

- VS Star Public School (CBSE) 1.3 kms
- Jeeva Memorial Public School 1.3 kms
- Srinivasanar Memorial Primary School 1.8 kms
- SRS Vidya Mandir 9 kms
- Gateway Intr. School(CBSE) 12 kms
- Annai Velankanni Matr. School 13 kms
- Mamallan CBSE school 13 kms

COLLEGE

- Don Bosco Polytechnic College 1.2 kms
- Annai therasa Arts & Science college 3 kms
- Govt B.ed college 3.8 kms
- Asan Memorial Dental College 7.5 kms
- HIMT College 11 kms

HOSPITALS

- Thirukazhukundram GH (Govt hospital) 2 km
- Vijay Hospitals 2 km
- KR Hospitals 2.5 km
- Rotary Hospitals 3 km
- Sri Venkateswara Hospital 7 km

ENTERTAINMENTS

- Sri Vedhagiriswarar Temple 2 kms
- Esthell Village Resort 2 kms
- FC Madras 8 kms
- Marutham Village 11 kms
- Fourpoints by Sheraton 12 kms
- Mahabalipuram 13 kms
- Upcoming Wonderla Amusement park 20 kms

AMENITIES



Storm Water
Drain



EB



Black Top
Roads



Ready to
construct plots



Potable Ground
Water



Solar
Lights



LAYOUT PLAN - SHRI VIDHYAA NAGAR



— 24'0" Wide Road —

— 30'0" Wide Road —

— 24'0" Wide Road —

Plan Showing the house site in MANGALAM VILLAGE, THIRUKAZHUKUNDRAM

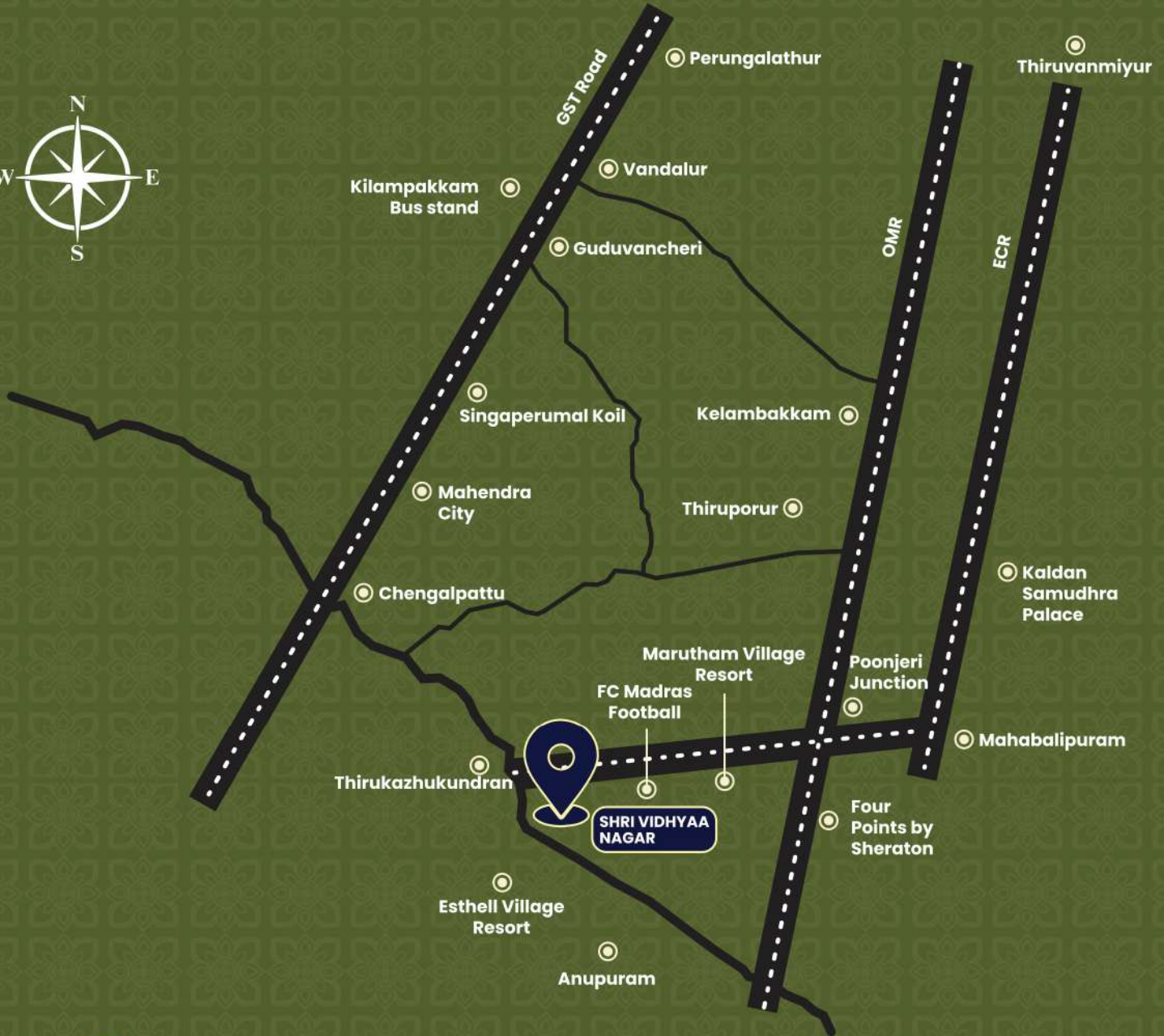


SHRI VIDHYAA NAGAR Thirukazhukundram

Area Statement

PLOT NO	AREA IN SQ.FT	PLOT NO	AREA IN SQ.FT
1	853	28	920
2	842	29	920
3	842	30	947
4	842	31	1266
5	842	32	1367
6	842	33	1178
7	842	34	1142
8	661	35	1059
9	1059	36	1027
10	920	37	799
11	920	38	1061
12	920	39	1250
13	920	40	1250
14	920	41	1250
15	920	42	1250
16	920	43	1250
17	920	44	1250
18	920	45	1250
19	992	46	1250
20	1093	47	1050
21	920	48	1050
22	920	49	1119
23	920	50	1755
24	920	51	1509
25	920	52	1469
26	920	53	1367
27	920	54	1397

Location Map



LAND VAANGA
LANDS N LOTS-KU
VAANGA

Scan to Reach



For Enquiries  **98418 21222 | 96000 98999**



1st Floor, 19/10, Saraswathi St, Mahalingapuram,
Nungambakkam, Chennai, Tamil Nadu 600034

connect@landsnlots.com
www.landsnlots.com

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