



GUHAN

"We Promote your Dreams"



GUHAN

Subhiksham

— Live With Prosperity —



One of the basic human needs is a Home to protect us from sun and rain as well as place to eat and sleep also keeps us warm and safe. The basic requirement to build our shelter is vacant land. Our shelter or our homes has now become our emotional heartland. It is no longer a structure of wood, stone and clay that craftsmen bring together but is a place of intimacy, comfort and privacy for many of us, our home is truly the centre and heart of our lives.

A perfect home is what every person dreams but the dream is difficult to accomplish as it requires high effort, intellectual dedication and funds. As home and land developer, we perceive our responsibility to fulfil the demands and needs of every customer. Towards fulfilling customer needs and their challenges, the Guhan Builders and promoters were established by six founders who have intellectual skills in this art of construction field-work from the year 2006. Throughout this journey many individual homes were constructed and developed in and around Chennai and considering the customer's future. We at Guhan having been promoting land for the past Twelve years, make it a point to guide the customers to take their right decision on the investments and to build their dream house.

Now, we have thousands of satisfied customers all around the nation and we have a good reputation. To continue this reputation of company and to provide excellence in service for customer, our organization has become "Guhan builders and promoters private limited" from the year, 2010. We believe that the perfect home is not only about quality but is also about the creativity to provide customers with their own heaven on earth. We are determined to create homes that you will be proud to pass on the next generation, as your family's heritage.

GUHAN



10000000

MORE THAN

OVER We Have Developed Over

10000000
SQFT

COMPLETED
MORE THAN

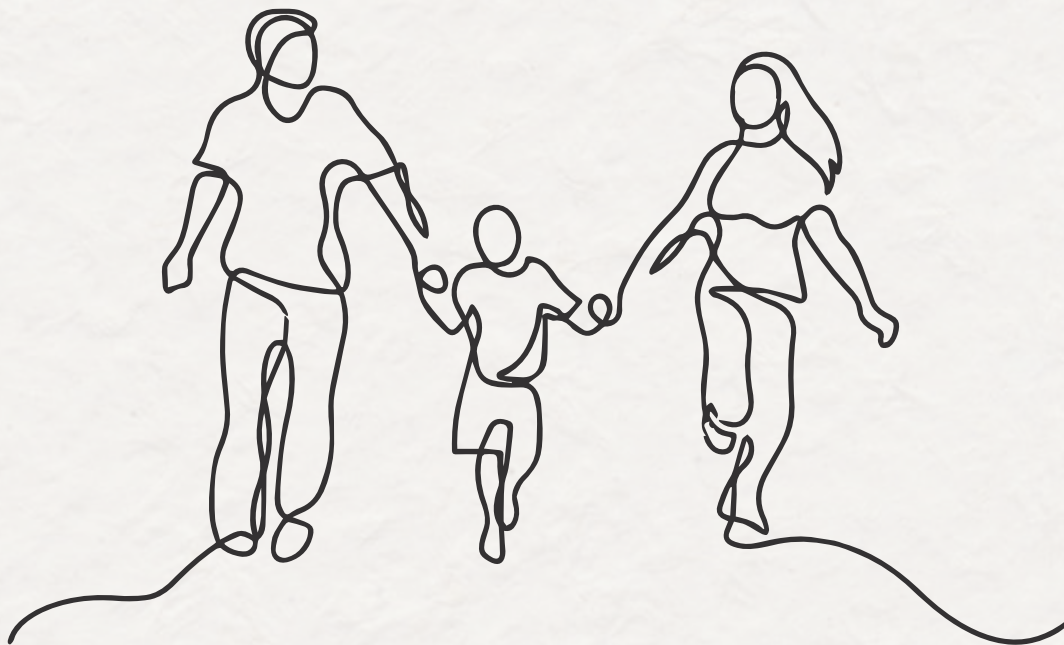
150

CONSTRUCTION
PROJECTS

HAPPY FAMILIES

The company continues to move forward and become the one stop solution for the construction and residential land developers by constantly delivering projects that meet fulfillment of every customers

To provide the “Dreams of Society” we focus on being the prime Builder to meet customer’s requirement in each and every aspect towards Quality, Safety and Submit their Project on time



Subiksham Infrastructure



Gated community



Compound wall



Entrance Arch



Street Lights



Park



24 Hr security



Kids Play Area



Landscape



Avenue Trees



Surrounded by schools



Black Top Road



Park with Walking track



Natural Atmosphere



Educational Insitutions



CCTV security system



Site Amenities

- 📍 Adjacent to Chennai to Trichy NH - 45.
- 📍 Opposite to DMT.ST Joseph Global School.
- 📍 100 meters from Olakur junction.
- 📍 2 km from Olakur Govt. primary health care centre.
- 📍 2 km from Saraswathi Arts and science, Engineering and technology and Law College.
- 📍 2.3 km from Olakur Govt. higher secondary school.
- 📍 2.5 km from Olakur Railway station.
- 📍 3 km from A2B Doz Lounge.
- 📍 4 km from Saram Govt Hospital.
- 📍 5 km from Selva Guberar Temple.
- 📍 5 km from Arulmigu Anandavalli Sametha Sri Agastheeswarar temple.
- 📍 12 km from Tindivanam.
- 📍 15 km from Tindivanam Sipcot.
- 📍 19 km from Mazhaimatha Shrine.
- 📍 24 km from Melmaruvathur Temple.





NATIONAL HIGHWAY
CHENNAI

NATIONAL HIGHWAY
GST - ROAD

TINDIVANAM

Coconut Grove

Proposed resort

Future Expansion

165	164	163	162	161	160	159	158	157
127	128	129	130	131	132	133	134	135
122	121	120	119	118	117	116	115	114
100	99	98	97	96	95	94	93	92
88	87	86	85	84	83	82	81	80
70	69	68	67	66	65	64	63	62
50	49	48	47	46	45	44	43	42
30	29	28	27	26	25	24	23	22
10	9	8	7	6	5	4	3	2
1	12	11	10	9	8	7	6	5

118	119	120	121	122	123	124	125	126	127
105	106	107	108	109	110	111	112	113	114
88	89	90	91	92	93	94	95	96	97
70	71	72	73	74	75	76	77	78	79
50	51	52	53	54	55	56	57	58	59
30	31	32	33	34	35	36	37	38	39
10	11	12	13	14	15	16	17	18	19
1	2	3	4	5	6	7	8	9	10

141	142	143	144	145	146	147	148	149	150
127	128	129	130	131	132	133	134	135	136
105	106	107	108	109	110	111	112	113	114
88	89	90	91	92	93	94	95	96	97
70	71	72	73	74	75	76	77	78	79
50	51	52	53	54	55	56	57	58	59
30	31	32	33	34	35	36	37	38	39
10	11	12	13	14	15	16	17	18	19
1	2	3	4	5	6	7	8	9	10

165	164	163	162	161	160	159	158	157
127	128	129	130	131	132	133	134	135
105	106	107	108	109	110	111	112	113
88	89	90	91	92	93	94	95	96
70	71	72	73	74	75	76	77	78
50	51	52	53	54	55	56	57	58
30	31	32	33	34	35	36	37	38
10	11	12	13	14	15	16	17	18
1	2	3	4	5	6	7	8	9

191	192	193	194	195	196
201	200	203	204	205	206

177	176	175	174	173	172	171	170	169	168	167	166
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

110	111	112	113	114	115	116	117
-----	-----	-----	-----	-----	-----	-----	-----

93	94	95	96	97	98	99	100	101	102	103	104	86	85
----	----	----	----	----	----	----	-----	-----	-----	-----	-----	----	----

75	76	77	78	79	80	81	82	83	84
----	----	----	----	----	----	----	----	----	----

64	65	66	58	59	60	45	46	47	48	49	50	51	52	53	54	55	56	57
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

189	188	187	186	185	184	183	182	181	180	179	178
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

177	176	175	174	173	172	171	170	169	168	167	166
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

110	111	112	113	114	115	116	117
-----	-----	-----	-----	-----	-----	-----	-----

93	94	95	96	97	98	99	100	101	102	103	104	86	85
----	----	----	----	----	----	----	-----	-----	-----	-----	-----	----	----

75	76	77	78	79	80	81	82	83	84
----	----	----	----	----	----	----	----	----	----

64	65	66	58	59	60	45	46	47	48	49	50	51	52	53	54	55	56	57
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----



PLOT NO	FACING	AREA IN Sq.Ft
1	SOUTH - EAST	1378
2	SOUTH	1162
3	SOUTH	1207
4	SOUTH	1252
5	SOUTH	1297
6	SOUTH	1342
7	SOUTH	1387
8	SOUTH	1430
9	SOUTH	1472
10	SOUTH	1510
11	SOUTH	1510
12	SOUTH	1480
13	SOUTH	1290
14	SOUTH	1304
15	SOUTH	1304
16	SOUTH - WEST	1375
17	NORTH	1487
18	NORTH	1410
19	NORTH	1410
20	NORTH	1395
21	EAST	1690
22	EAST	1481
23	EAST	920
24	EAST	1052
25	EAST	1185
26	EAST	1315
27	EAST	1445
28	EAST	2540
29	SOUTH - EAST	2068
30	WEST	2521
31	SOUTH - WEST	1787
32	SOUTH	2208
33	SOUTH	930
34	SOUTH	930
35	SOUTH - WEST	1150
36	WEST	2722
37	WEST	1832
38	WEST	1094
39	WEST	1091
40	WEST	870
41	WEST	867
42	WEST	865
43	WEST	865
44	SOUTH - WEST	1561
45	NORTH - EAST	1487
46	NORTH	1200
47	NORTH	1642
48	EAST	1340
49	EAST	1310
50	EAST	1340

PLOT NO	FACING	AREA IN Sq.Ft
51	EAST	1412
52	EAST	1485
53	EAST	1485
54	EAST	1372
55	EAST	1217
56	EAST	1062
57	EAST	1037
58	WEST	1470
59	WEST	1575
60	NORTH - WEST	1337
61	NORTH	1200
62	NORTH	1200
63	NORTH	1200
64	NORTH - EAST	1487
65	EAST	1650
66	EAST	1451
67	NORTH	1927
68	NORTH	1200
69	NORTH	1200
70	NORTH	1200
71	NORTH	1200
72	NORTH	1200
73	NORTH	1200
74	NORTH	1200
75	NORTH - EAST	1487
76	SOUTH - EAST	1487
77	SOUTH	1200
78	SOUTH	1200
79	SOUTH	1200
80	SOUTH	1200
81	SOUTH	1200
82	SOUTH	1200
83	SOUTH	1200
84	SOUTH	1845
85	NORTH	1881
86	NORTH	1415
87	NORTH	1415
88	NORTH	1415
89	NORTH	1415
90	NORTH	1415
91	NORTH	1415
92	NORTH	1415
93	NORTH - EAST	1756
94	EAST	540
95	EAST	540
96	SOUTH - EAST	528
97	SOUTH	640
98	SOUTH	640
99	SOUTH	640
100	SOUTH	640

PLOT NO	FACING	AREA IN Sq.Ft
101	SOUTH	640
102	SOUTH	640
103	SOUTH	640
104	SOUTH	1976
105	NORTH	1996
106	NORTH	1200
107	NORTH	1200
108	NORTH	1200
109	NORTH - EAST	1487
110	SOUTH - EAST	1631
111	SOUTH	1315
112	SOUTH	1315
113	SOUTH	1315
114	SOUTH	1923
115	SOUTH	2444
116	SOUTH	2337
117	SOUTH	3365
118	NORTH	1293
119	NORTH	640
120	NORTH	640
121	NORTH	640
122	NORTH	640
123	NORTH	640
124	NORTH	640
125	NORTH	640
126	NORTH	640
127	NORTH - EAST	610
128	EAST	622
129	EAST	622
130	EAST	622
131	EAST	622
132	SOUTH - EAST	610
133	SOUTH	640
134	SOUTH	640
135	SOUTH	640
136	SOUTH	640
137	SOUTH	640
138	SOUTH	640
139	SOUTH	640
140	SOUTH	1120
141	NORTH	697
142	NORTH	554
143	NORTH	570
144	NORTH	585
145	NORTH	598
146	NORTH	616
147	NORTH	630
148	NORTH	1200
149	NORTH	1017
150	NORTH	1012

PLOT NO	FACING	AREA IN Sq.Ft
151	NORTH	1010
152	NORTH	1007
153	NORTH	1002
154	NORTH - EAST	610
155	EAST	622
156	EAST	651
157	WEST	568
158	WEST	645
159	WEST	647
160	WEST	613
161	WEST	569
162	WEST	613
163	WEST	522
164	WEST	551
165	NORTH - WEST	571
166	SOUTH - WEST	1837
167	WEST	1478
168	WEST	1584
169	WEST	1691
170	WEST	1797
171	WEST	1903
172	WEST	2012
173	WEST	2122
174	NORTH - WEST	1487
175	NORTH	1200
176	NORTH	1200
177	NORTH	1627
178	SOUTH	3645
179	SOUTH	1200
180	SOUTH	1200
181	SOUTH - WEST	1487
182	NORTH - WEST	1487
183	NORTH	1200
184	NORTH	1200
185	NORTH	1200
186	NORTH	1200
187	NORTH	1200
188	NORTH	1200
189	NORTH - EAST	2394
190	EAST	1860
191	SOUTH - EAST	1487
192	SOUTH	1200
193	SOUTH	1200
194	SOUTH	1180
195	SOUTH	1122
196	SOUTH	1904
197	NORTH	2303
198	NORTH	1100
199	NORTH	1100
200	NORTH	1100
201	NORTH - EAST	1362
202	SOUTH - EAST	1344
203	SOUTH	1085
204	SOUTH	1085
205	SOUTH	1085
206	SOUTH	1966

Area Statement

Project Details

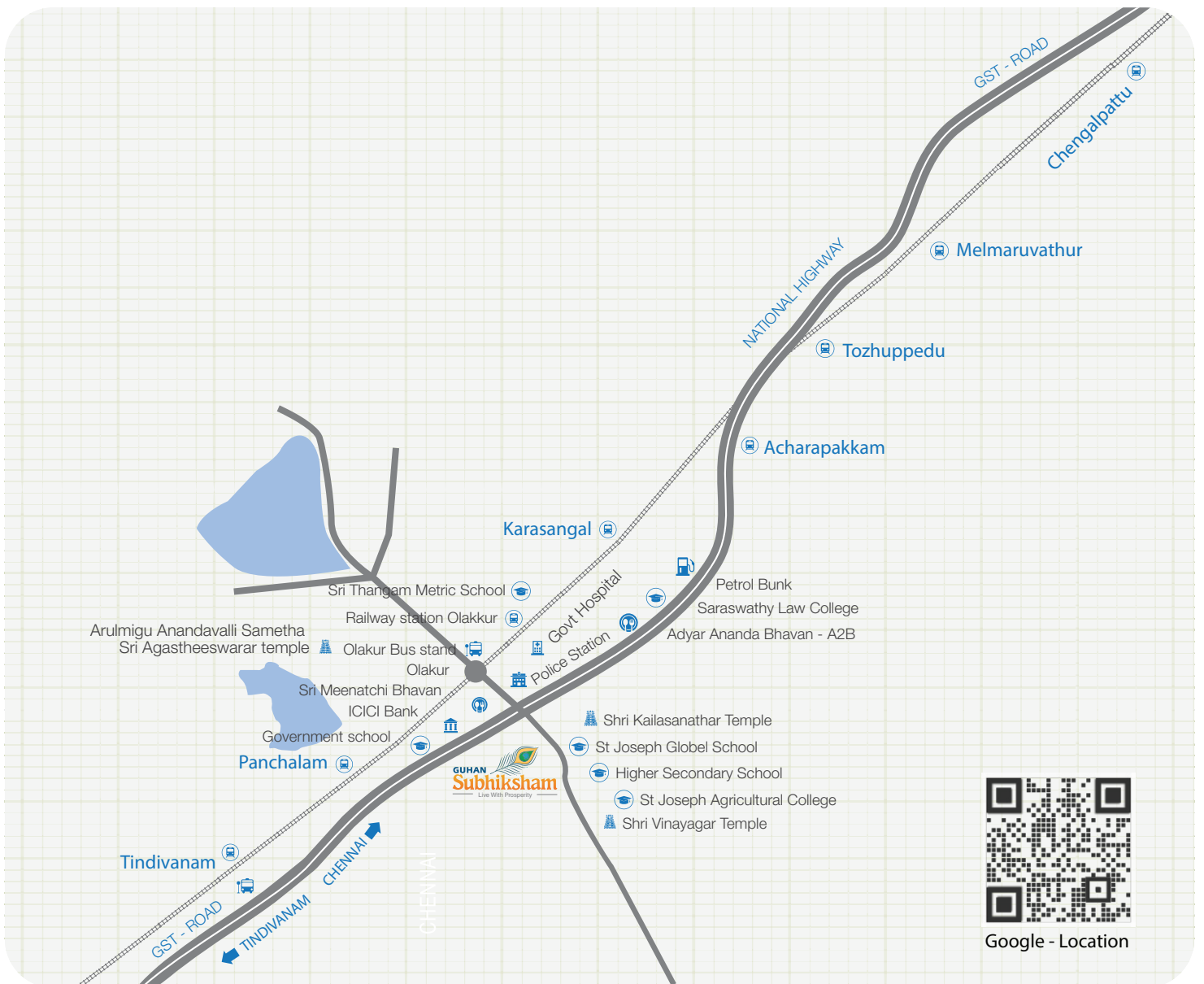
LOCATION:

Viluppuram District
Tindivanam Taluk
Olakkur Panchayat Union
Saram and Keezhathanur village

Total Number Of Plots - 206
Residential Layout Area
9.98 acres (40,400 square meters)

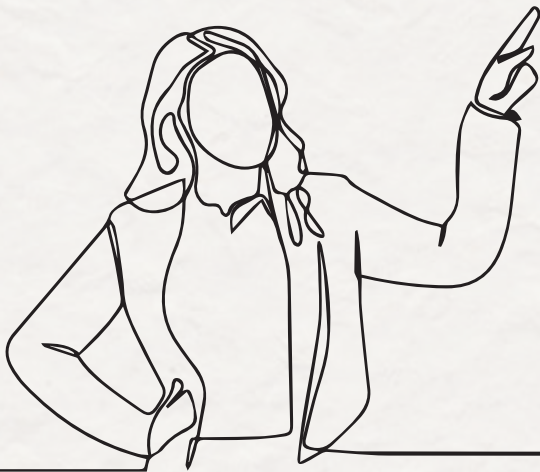
Park 1 - 2334.90 sq. m
Park 2 - 638.60 sq. m

2,973.50 sq. m





WHY SUBIKSHAM?



'Subhiksham' the residential layout situated near Olakur junction located in the Tindivanam Taluk of Villupuram district in Tamil Nadu, is witnessing significant growth in the real estate sector. It is located near the bustling towns of Tindivanam and Marakkanam and is fast becoming a popular choice for those seeking a peaceful residential area with easy accessibility to urban amenities.

One of the primary reasons for the growth of real estate in Olakur junction is the expansion of the Chennai-Kanyakumari Industrial Corridor (CKIC), which passes through this area. The CKIC is expected to provide a massive boost to the economy of the region, providing plenty of employment opportunities and attracting industrial and commercial investments to the region. As a result, the demand for residential real estate is soaring.

Another factor that is driving the growth of real estate in Olakur is the development of infrastructure in the region. The government is undertaking several projects to improve the connectivity of the area with nearby towns and cities. For instance, the proposed Chennai-Salem expressway and the expansion of the Marakkanam-Tindivanam road will significantly improve the connectivity of the area, reducing travel time and making it easier for people to access urban amenities.

Besides, the peaceful and serene surroundings of Olakur have become a major attraction for those seeking a quieter and more relaxed lifestyle away from the hustle and bustle of city life. Many people, especially retirees, are looking for calm areas that offer easy access to medical facilities, schools and transport links, making Olakur an increasingly popular option.

In conclusion, Subhiksham is an excellent destination for those looking for an affordable, peaceful, and well-connected location to invest in real estate. The development of infrastructure, growth in the industrial sector, and the increasing demand from retirees are the major drivers boosting the real estate sector in this region. With the potential for significant appreciation over time, Subhiksham is an excellent opportunity for real estate investors seeking long-term growth.

WHY CHOOSE US?

“

NH Location, Ready to construction plots, clear title documents, less than Market Price, High appreciation immediate future, Friendly customer relationship from booking till registration, DTCP / RERA approved plots and so on





guhanbuilders.com

GUHAN BUILDERS AND PROMOTERS PVT.LTD.

Head Office :

#5, 1st Floor, Haridoss Road, (Paper Mills Road),
Near Anna Silai Bus Stop, Kolathur,
Chennai - 600 099. Tamil Nadu, India.

Branch - Tambaram

N.D. Building, Plot No 3, Unit - B, 1st floor, Rajagopal Street,
Tambaram Sanatorium, Chennai- 600 045. Tamil Nadu, India.

Branch - Vellore

#4, S.LN. Plaza, 1st Floor, 1st East Road, Gandhi Nagar,
Vellore - 632 006, TamilNadu, India.

enquiry@guhanbuilders.com

Connect With Us    / [guhanbuilders](https://www.guhanbuilders.com)