



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

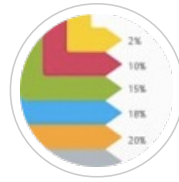
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

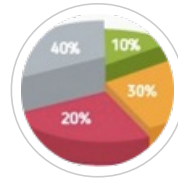


What is *PROPINSIGHT?*



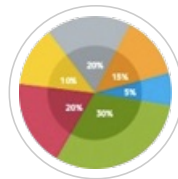
Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.



PROPTIGER.COM

SPRRG Osian Chlorophyll


Porur, Chennai


₹ 41.6 Lacs onwards

Livability Score



 Project Size
10 Towers

 Configurations
1,2,3,4 Bedroom Apartment

 Possession Starts
Sep '17



What is *PRICE INSIGHT?*



Pricing Comparison

Comparison of detailed prices with various other similar projects



Pricing Trends

Price appreciation and trends for the project as well as the locality



Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

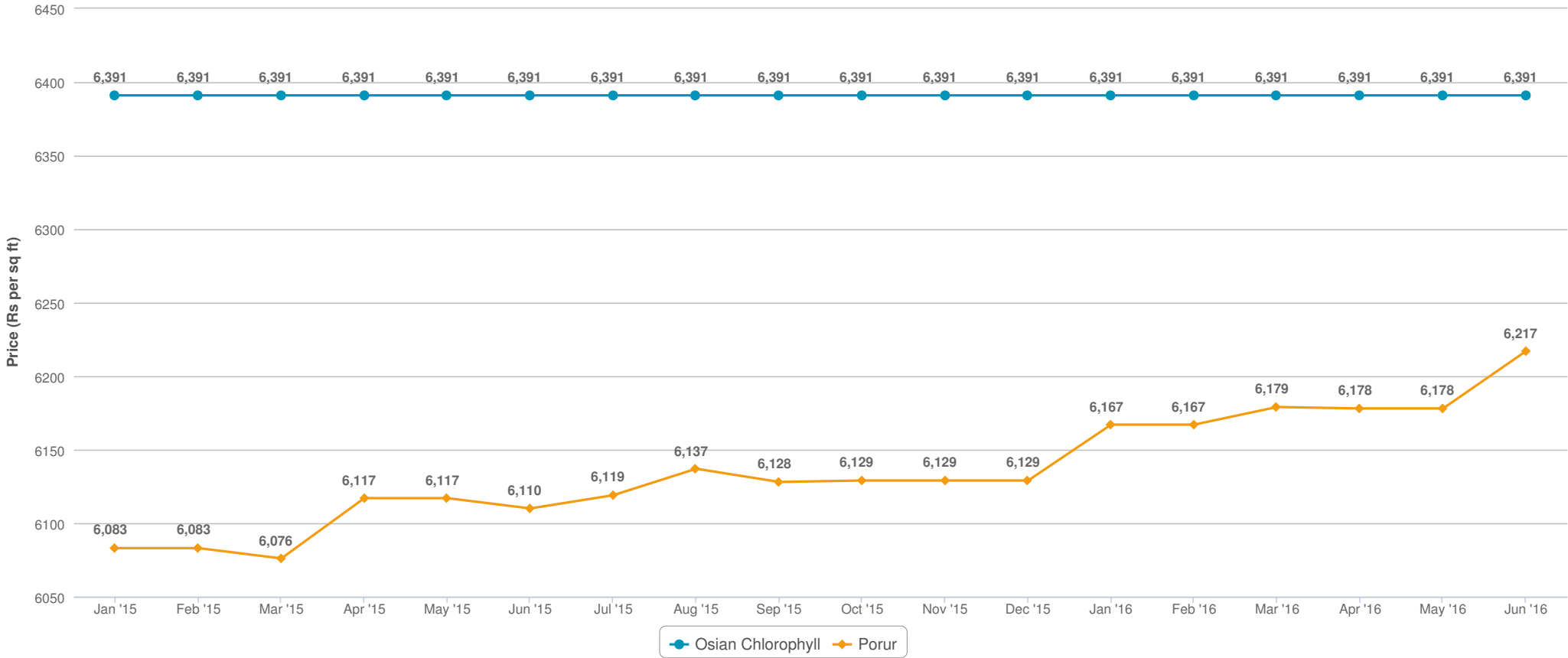


Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

Price Trend Of SPRRG Osian Chlorophyll

SPRRG Osian Chlorophyll VS Porur, Chennai



Property Type	1BHK+1T	2BHK+2T	3BHK+3T	3BHK+4T	4BHK+4T
Area (sq.ft.)	665	1086, 1109, 1164, 1304, 1330, 1345	1490, 1499, 1761, 1775, 2771, 3680	2993	3445, 3500, 4444



Price Comparison With Other Projects Similar To SPRRG Osian Chlorophyll



SPRRG Osian Chlorophyll
Porur, Chennai



Appaswamy Platina
Porur, Chennai



Sidharth Upscale
Porur, Chennai

Primary Purchase Price

6,250/sq.ft.

6,600/sq.ft.

5,850/sq.ft.

Advance Maintenance Charges (Month)

Rs. 12 (One time)

N.A.

N.A.

Car Parking Charges

Open : Rs. 2 Lacs (One time)

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 28,625 (One time)

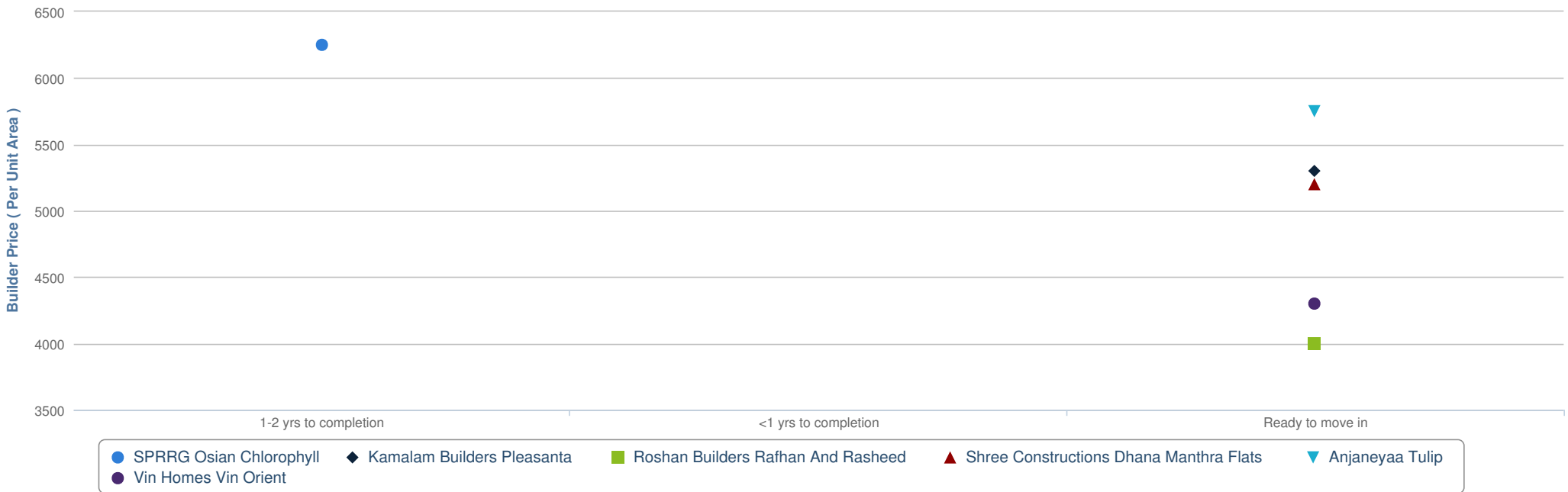
N.A.

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of SPRRG Osian Chlorophyll



SPRRG Osian Chlorophyll's current price is Rs. 6250/sq. ft. and it is in Under Construction stage.

In comparison to locality, SPRRG Osian Chlorophyll is overpriced by Rs. 174.38/sq. ft.

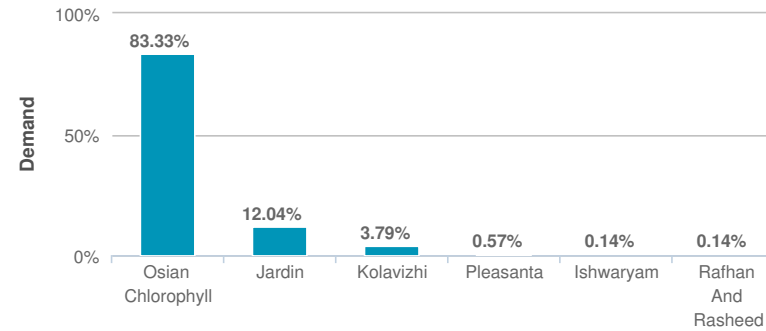
Highest price in the locality is for SPRRG Osian Chlorophyll at 6250/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Roshan Builders Rafhan And Rasheed at 4000/sq. ft. and it is in Ready to Move In stage.

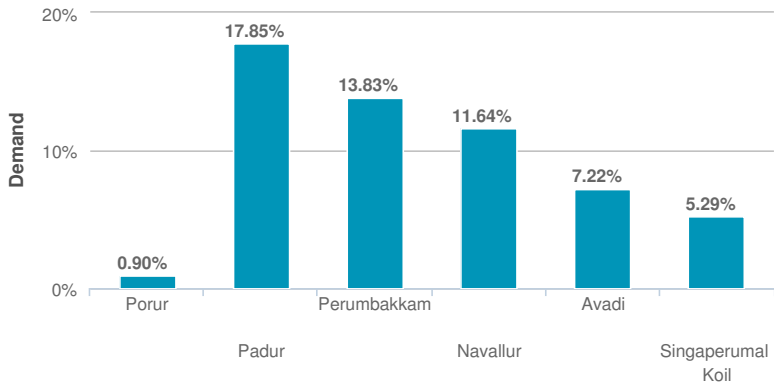
Analysis

- Osian Chlorophyll has 83.33 % demand amongst all projects in Chennai.
- The highest demand 83.33% in Chennai is for Osian Chlorophyll.
- The lowest demand 0.14% in Chennai is for Ishwaryam

Demand of projects in 5 km vicinity of SPRRG Osian Chlorophyll



Demand in popular localities of Chennai



Analysis

- Porur has 0.90 % demand amongst all projects in Chennai.
- The highest demand 17.85% in Chennai is for Padur.
- The lowest demand 0.90% in Chennai is for Porur



PROJECT INSIGHT

Favorite project vis-a-vis similar others



Basic Details Comparison

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



Amenities Comparison

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

SPRRG Osian Chlorophyll Comparison With Other Similar Projects



SPRRG Osian Chlorophyll
Porur, Chennai



Appaswamy Platina
Porur, Chennai



Sidharth Upscale
Porur, Chennai

Livability Rating*	8.7/10	8.4/10	8.6/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	SPRRG	Appaswamy	Sidharth
Locality	Porur, Chennai	Porur, Chennai	Porur, Chennai
Number of Towers	10	7	6
Project Land Area	4.5 Acres	N.A.	N.A.

*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

*Safety rating is provided on the basis of safety pin data

SPRRG Osian Chlorophyll Comparison With Other Similar Projects (Continued ...)



SPRRG Osian Chlorophyll
Porur, Chennai



Appaswamy Platina
Porur, Chennai



Sidharth Upscale
Porur, Chennai

Part of Township	No	No	No
Average Flats Per Floor	7	4.39	6.47
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Feb `12	Mar `14	Dec `12
Possession Date	Sep `17	Apr `17	Dec `16
Delay	31 month(s)	10 month(s)	12 month(s)

Amenities Comparison Of SPRRG Osian Chlorophyll With Other Similar Projects


















SPRRG Osian Chlorophyll
Porur, Chennai



Appaswamy Platina
Porur, Chennai



Sidharth Upscale
Porur, Chennai

Cafeteria			
Gymnasium			
Multipurpose Room			
Jogging Track			
Power Backup			

Common Amenities: Swimming Pool Children's play area Club House Indoor Games Rain Water Harvesting

Amenities not available in any project: Sports Facility Golf Course Intercom Maintenance Staff



BUILDER INSIGHT

Credentials of the builder



Builder Profile

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



Delivered Projects

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



Under-Construction Projects

Info about top under-construction projects of the builder along with their price appreciation trends

Overview Of Developer (SPRRG)



SPRRG is a leading real estate company known for reliability and quality. The portfolio of property by SPRRG encompasses projects in Central Chennai.

Unique Selling Point:

The company is known for its core values, including transparency, integrity, honesty, reliability and trust. The company focuses on ensuring community development and elevated lifestyles to customers. The company adheres to stringent quality standards for its projects.

Landmark Projects:

Osian Chlorophyll is a landmark project offering 1,2, 3 and 4 BHK apartments, sized between 665 and 4,444 sq ft. The project offers 997 units, spread over 9.44 acres. The project is located at Porur in Chennai and is located near several hospitals, schools, petrol pumps, ATM branches, bus stations, restaurants and metro stations. Key amenities offered to residents at this project include sports facilities, a gymnasium, a playground for children, a club house, a multipurpose room and more.

[Osian One](#) is another landmark project offering 4 BHK apartments, sized at 4,000 sq ft. The project offers 88 units and is located at Nungambakkam in Chennai. The project is well connected to several shopping centers, schools, entertainment centers and hospitals. The project is well connected to the Sterling Road, the High Road and the Tank Bund Road. The project is well connected to the city railway station and the international airport.

Experience	44 Years
Project Delivered	2
Ongoing Projects	1



Livability Score

8.7

SPRRG Osian Chlorophyll

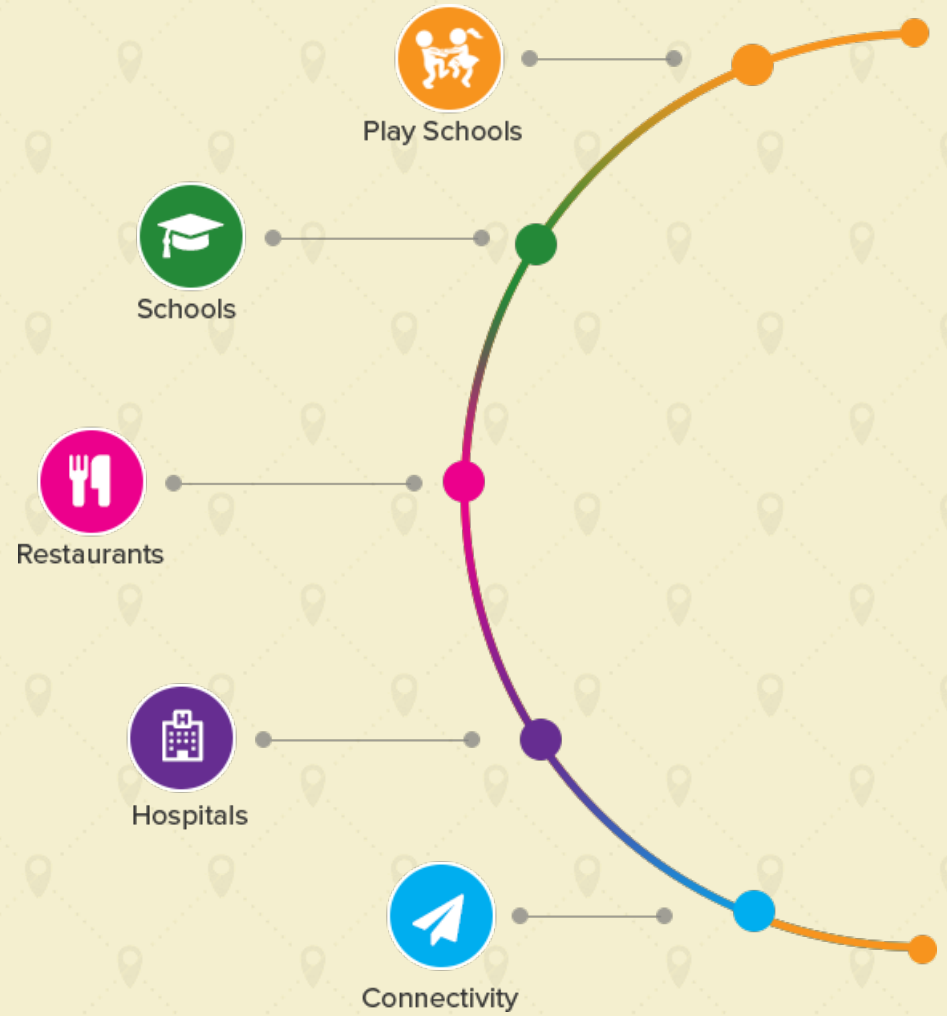
Porur, Chennai

Project is expected to be delivered on Sep, 2017
after a delay of 31 month(s).

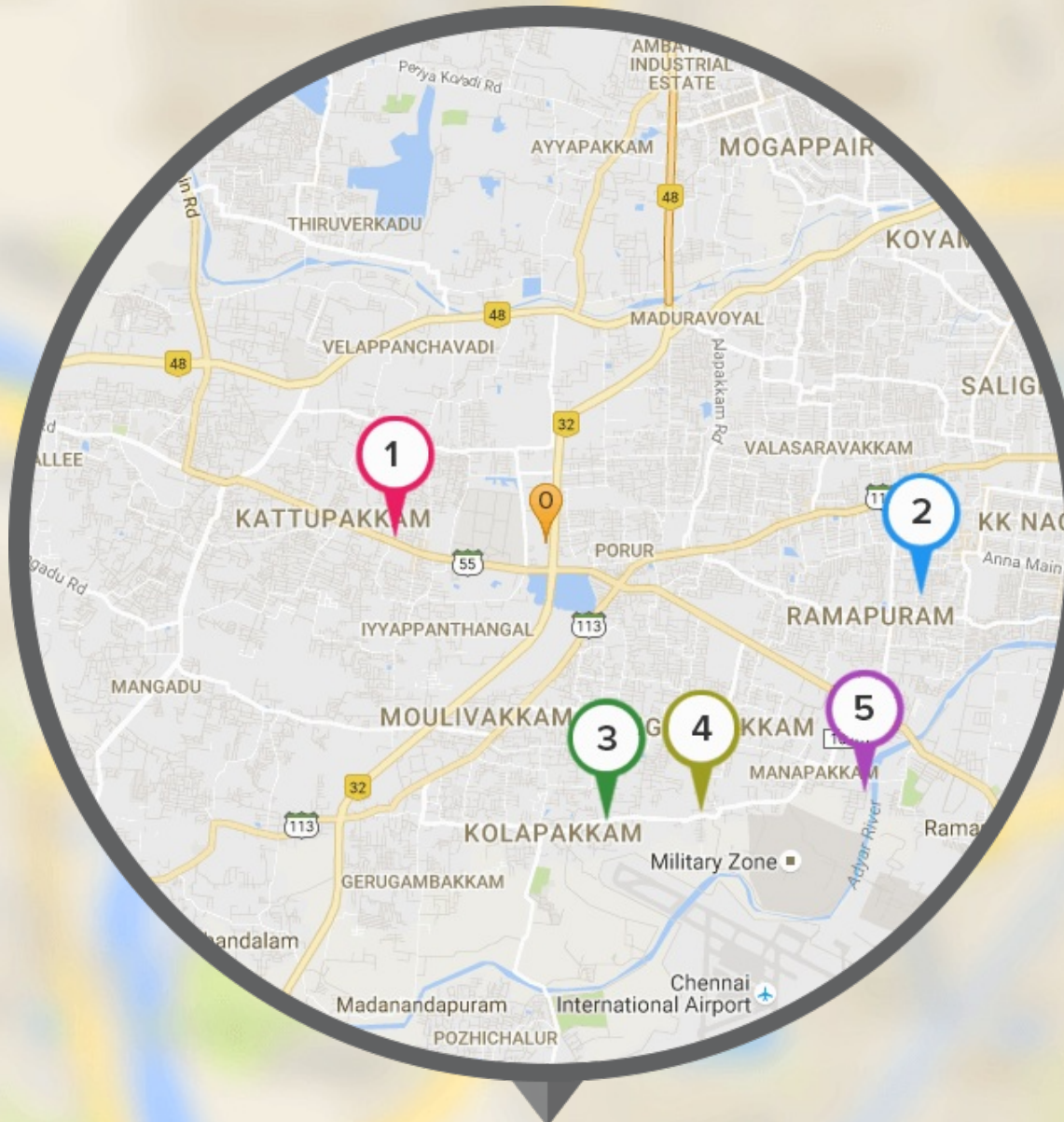
Has seen a price appreciation of **8.1 %** over last **38 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near SPRRG Osian Chlorophyll, Chennai



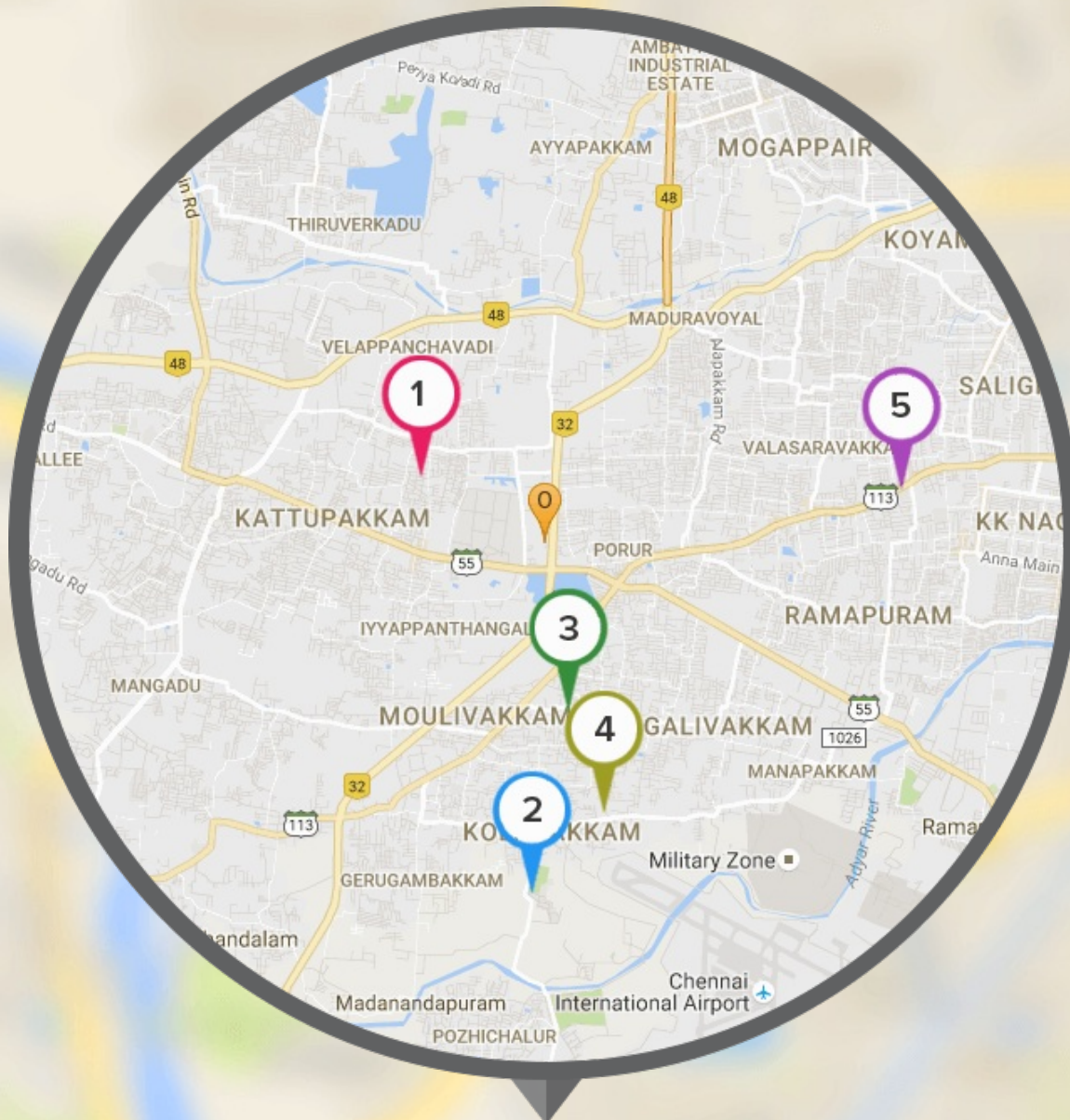
Play Schools

Top 5 Play Schools (within 5 kms)

- 1** Apple Kids International Pre School
★★★★★ 1.68Km
- 2** Banyan Kids Care Play School
★★★★ 4.18Km
- 3** Kalyani Paati Play School
★★★★ 3.16Km
- 4** Kidzee Karnival
★★★★ 3.44Km
- 5** Aloha Kinderstart
★★★★ 4.48Km

 Represents the location of SPRRG Osian Chlorophyll


Schools Near SPRRG Osian Chlorophyll, Chennai



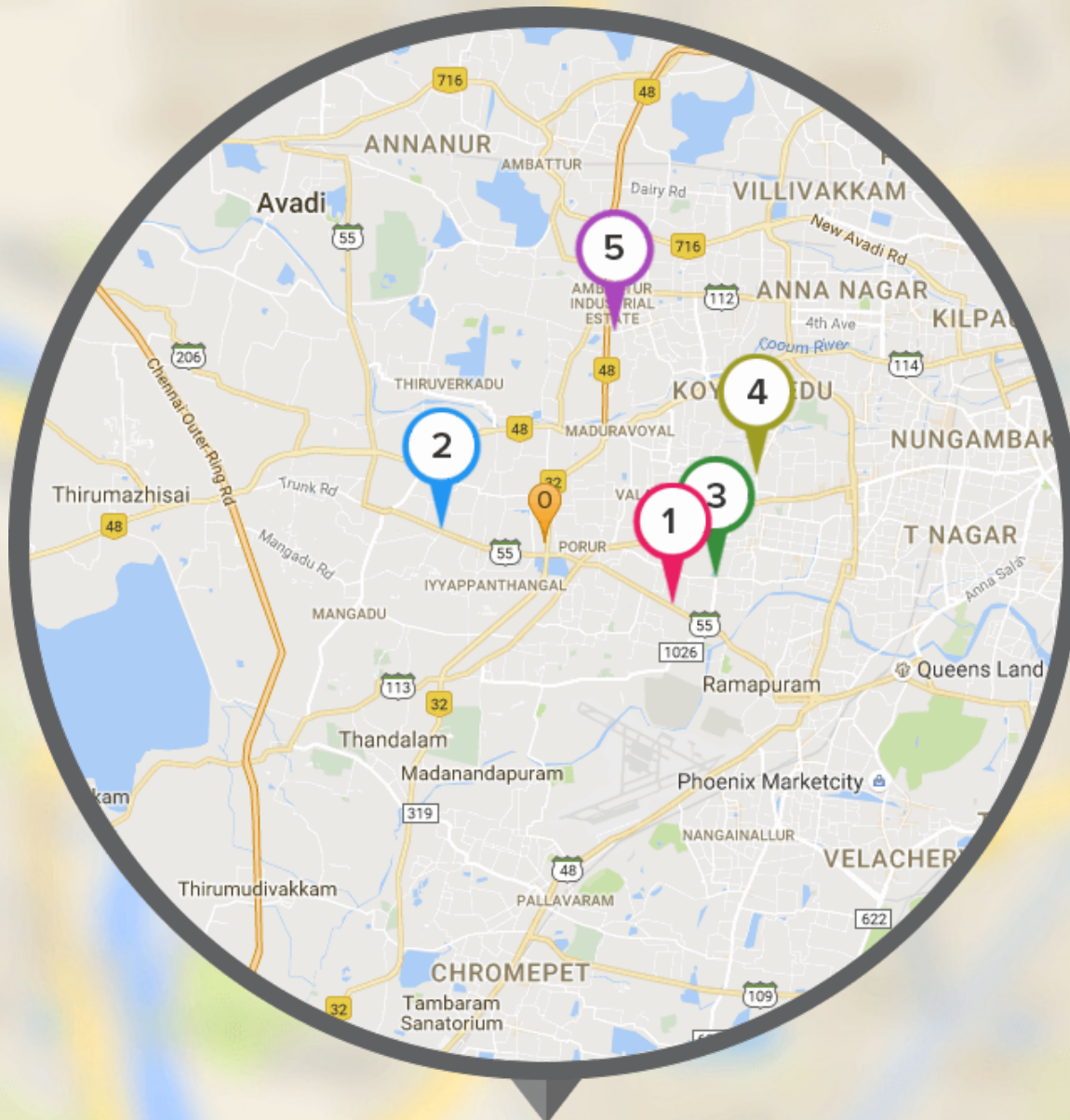
Schools

Top 5 Schools (within 5 kms)

- | | | |
|---|---|--------|
| 1 | Kids School
★★★★★ | 1.56Km |
| 2 | Lalaji Memorial Omega International School
★★★★★ | 3.91Km |
| 3 | Little Elly Preschool
★★★★★ | 1.88Km |
| 4 | St Francis International School
★★★★★ | 3.06Km |
| 5 | La Chataline Residential Junior College
★★★★★ | 3.99Km |

 Represents the location of SPRRG Osian Chlorophyll


Restaurants Near SPRRG Osian Chlorophyll, Chennai



Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|----------------------|---|--------|
| 1 | Thanjavur Restaurant | ★ | 3.17Km |
| 2 | Siva Fast Food | ★ | 2.30Km |
| 3 | Royal Biryani | ★ | 3.89Km |
| 4 | Pandian | ★ | 4.92Km |
| 5 | Domino's Pizza | ★ | 4.88Km |


 Represents the location of SPRRG Osian Chlorophyll

Hospitals Near SPRRG Osian Chlorophyll, Chennai



Top 5 Hospitals (within 5 kms)

- | | | |
|---|--|--------|
| 1 | Apollo Hospitals
★★★★★ | 3.55Km |
| 2 | ACS Medical College and Hospital
★★★★★ | 3.19Km |
| 3 | Ramachandra Medical College & Reasearch Institute
★★★★★ | 1.00Km |
| 4 | St Thomas Hospital
★★★★ | 2.86Km |
| 5 | St. Paul's Hospital
★★★★ | 4.28Km |

 Represents the location of SPRRG Osian Chlorophyll



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