



# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

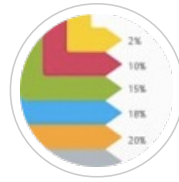
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 7 Oct, 2015

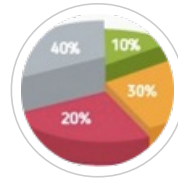


# What is *PROPINSIGHT?*



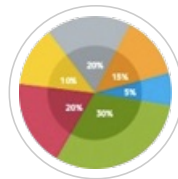
## Price Insight

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.


Presenting  
van  
**BRIXTON**  
Easy-to-own Homes  
Opp. to Hyundai, Irungattukottai


**VGN Brixton**  
Mevalurkuppam, Chennai  
₹ 22.5 Lacs onwards

Livability Score



 Project Size  
44 Towers

 Configurations  
2,3 Bedroom Apartment

 Possession Starts  
Feb '15



# 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

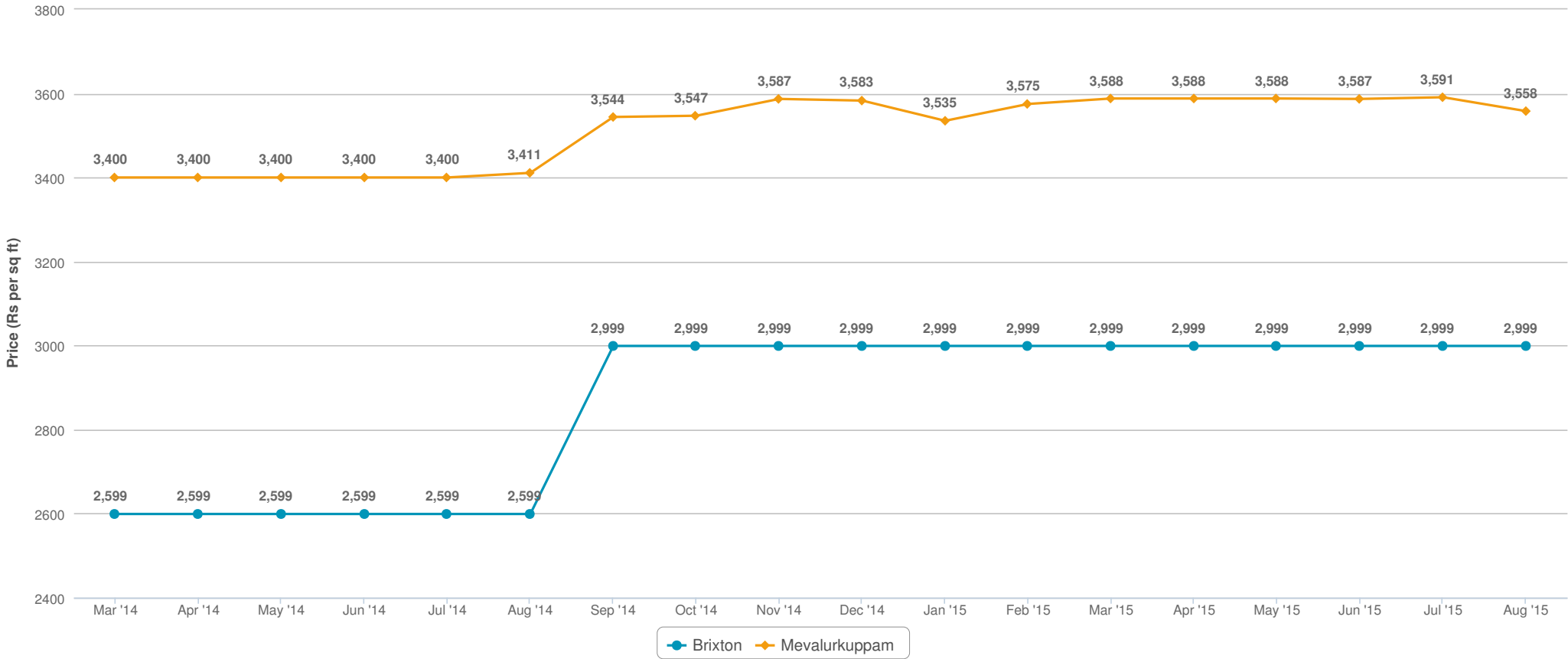


## Demand Comparison

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

# Price Trend Of VGN Brixton

## VGN Brixton VS Mevalurkuppam, Chennai



Property Type	2BHK+2T	3BHK+2T	3BHK+3T
Area (sq.ft.)	749, 824	1016	1117, 1232

# Price Comparison With Other Projects Similar To VGN Brixton



VGN Brixton  
Mevalurkuppam, Chennai



VIP Rising Meridian  
Sriperumbudur, Chennai



VGP Queenstown  
Mevalurkuppam, Chennai

Primary Purchase Price

2,999/sq.ft.

N.A.

N.A.

Advance Maintenance Charges (Month)

N.A.

N.A.

Rs. 1 (One time)

Car Parking Charges

N.A.

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

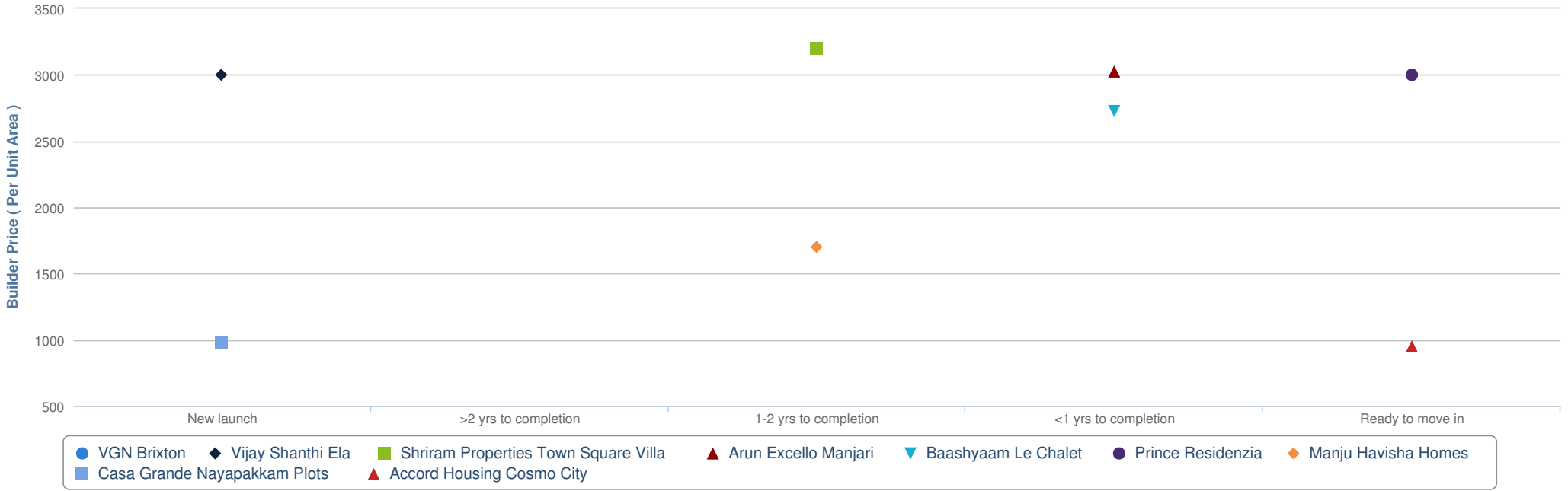
N.A.

N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of VGN Brixton



VGN Brixton's current price is Rs. 2999/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, VGN Brixton is underpriced by Rs. 572.57/sq. ft.

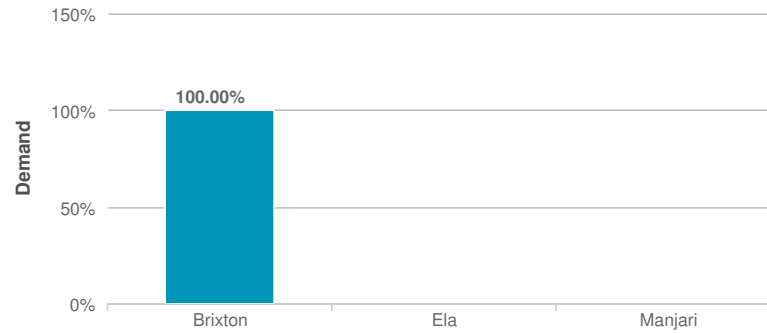
Highest price in the locality is for Shriram Properties Town Square Villa at 3200/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Accord Housing Cosmo City at 950/sq. ft. and it is in Ready to Move In stage.

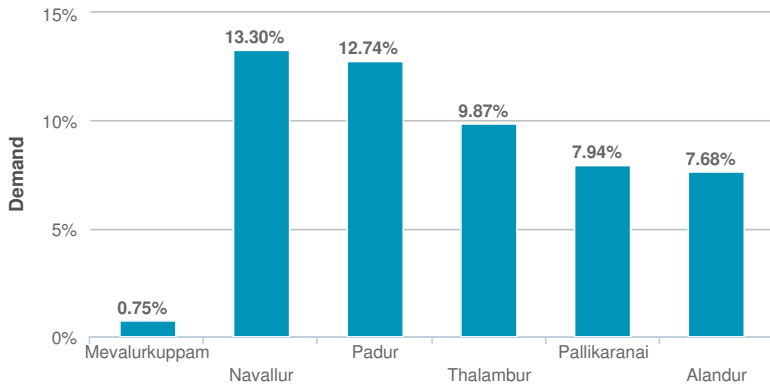
## Analysis

- Brixton has 100.00 % demand amongst all projects in Chennai.
- The highest demand 100.00% in Chennai is for Brixton.
- The lowest demand 0.00% in Chennai is for Ela

### Demand of projects in 5 km vicinity of VGN Brixton



### Demand in popular localities of Chennai



## Analysis

- Mevalurkuppam has 0.75 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 0.75% in Chennai is for Mevalurkuppam





## ***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

# VGN Brixton Comparison With Other Similar Projects



VGN Brixton  
Mevalurkuppam, Chennai



VIP Rising Meridian  
Sriperumbudur, Chennai



VGP Queenstown  
Mevalurkuppam, Chennai

Livability Rating*	6.6/10	6.5/10	6.2/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	VGN	VIP	VGP
Locality	Mevalurkuppam, Chennai	Sriperumbudur, Chennai	Mevalurkuppam, Chennai
Number of Towers	44	N.A.	N.A.
Project Land Area	23.3 Acres	18 Acres	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

# VGN Brixton Comparison With Other Similar Projects (Continued ...)



VGN Brixton  
Mevalurkuppam, Chennai



VIP Rising Meridian  
Sriperumbudur, Chennai



VGP Queenstown  
Mevalurkuppam, Chennai

Part of Township	No	No	No
Average Flats Per Floor	10.64	N.A.	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Dec `11	Jun `13	N.A.
Possession Date	Feb `15	Dec `13	Jan `13
Delay	16 month(s)	3 month(s)	On time

# Amenities Comparison Of VGN Brixton With Other Similar Projects


















VGN Brixton  
Mevalurkuppam, Chennai



VIP Rising Meridian  
Sriperumbudur, Chennai



VGP Queenstown  
Mevalurkuppam, Chennai

Swimming Pool			
Cafeteria			
Club House			
Gymnasium			
Multipurpose Room			

Common Amenities

Children's play area

Amenities not available in any project

Sports Facility Jogging Track Golf Course



## ***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 (VGN)



Established in 1942, VGN Group is an ISO 9001:2008 certified real estate development company. Mr. V.N. Devadoss is the Chairman of the company while Mr. D. Pratish is the Managing Director. The construction portfolio of VGN Group covers residential properties. So far, the company has developed over 16 million sq. ft. of residential space.

### Top Projects till Date:

- Nest in Thiruverkadu , Chennai comprising 28 units of 2 and 3 BHK apartments
- Percy in Mugalivakkam , Chennai comprising 28 units of 2 and 3 BHK apartments with sizes ranging from 986 sq. ft. to 1,331 sq. ft.

### Few of its key under construction residential projects are:

- Platina in Ambattur , Chennai comprising 670 units of 2 and 3 BHK apartments with sizes ranging from 1,350 sq. ft. to 1,450 sq. ft.
- Coasta in Muttukadu , Chennai comprising 96 units of 3 and 4 BHK apartments with sizes ranging from 2,693 sq. ft. to 4,612 sq. ft.
- Dynasty in Avadi , Chennai comprising 397 units of 2 BHK apartments with sizes ranging from 658 sq. ft. to 743 sq. ft.
- Temple Town in Thiruverkadu , Chennai comprising 524 units of 1, 2 and 3 BHK apartments with sizes ranging from 565 sq. ft. to 1,444 sq. ft.
- Hazel in Avadi , Chennai comprising 781 units of 1, 2 and 3 BHK apartments with sizes ranging from 578 sq. ft. to 1,587 sq. ft.
- Raksha in Mogappair , Chennai comprising 64 units of 2 and 3 BHK apartments with sizes ranging from 929 sq. ft. to 1,385 sq. ft.
- Brixton in Mevalurkuppam , Chennai comprising 800 units of 2 and 3 BHK apartments with sizes ranging from 740 sq. ft. to 1,235 sq. ft.
- Stafford in Avadi , Chennai comprising 1412 units of 1, 2 and 3 BHK apartments with sizes ranging from 572 sq. ft. to 1,576 sq. ft.
- Southern Avenue in Chennai comprising 1, 2 and 3 BHK apartments with sizes ranging from 646 sq. ft. to 1,466 sq. ft.

Experience	74 Years
Project Delivered	50
Ongoing Projects	11

# Top Projects Delivered By VGN



Livability Score **7.7**

**VGN Imperia**  
Thiruverkadu, Chennai

Project was delivered on Jul, 2015 after a delay of 19 month(s).



Livability Score **7.6**

**VGN La Parisienne**  
Mogappair, Chennai

Project was delivered on Apr, 2011



Livability Score **7.6**

**VGN Krona Villas**  
Kolapakkam, Chennai

Project was delivered on Mar, 2015 after a delay of 9 month(s).



Livability Score **7.2**

**VGN Zodiac Ville**  
Mogappair, Chennai

Project was delivered on Dec, 2008



Livability Score

8.1

### VGN Presidency

Nungambakkam, Chennai

Project is expected to be delivered on Jun, 2018  
after a delay of 6 month(s).

Has seen a price appreciation of -4.3 % over last 20  
month(s)



Livability Score

7.8

### VGN Royale

Avadi, Chennai

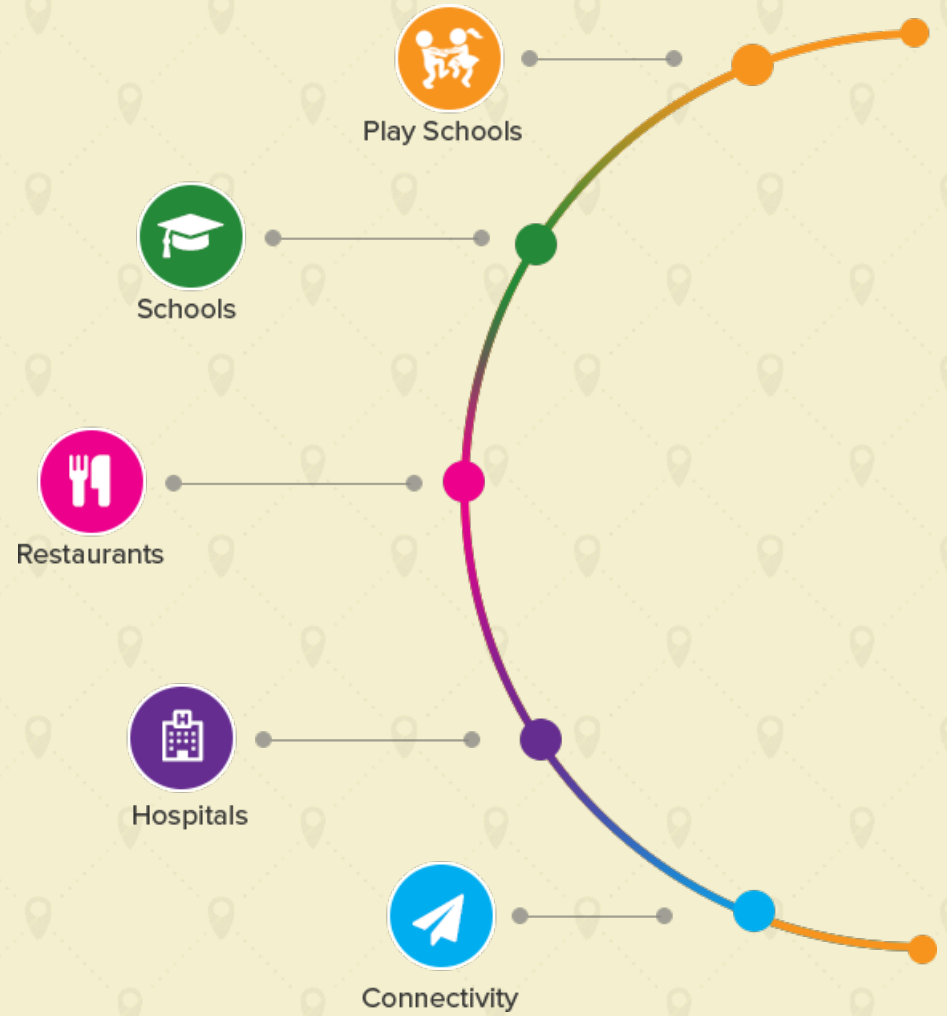
Project is expected to be delivered on Jan, 2017

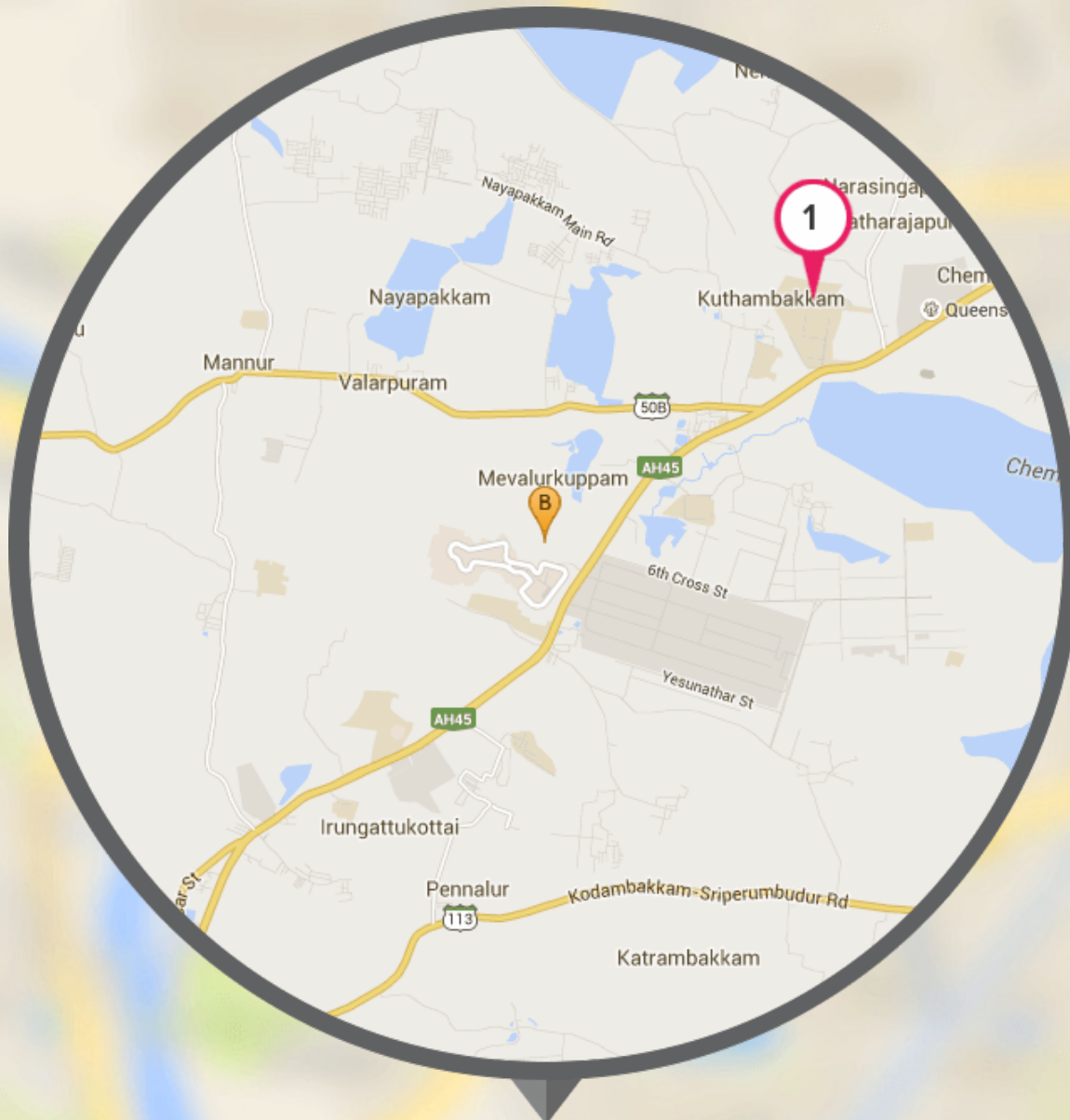
Has seen a price appreciation of 17 % over last 10 month(s)



# LOCALITY INSIGHT

Everything you want to know about the locality





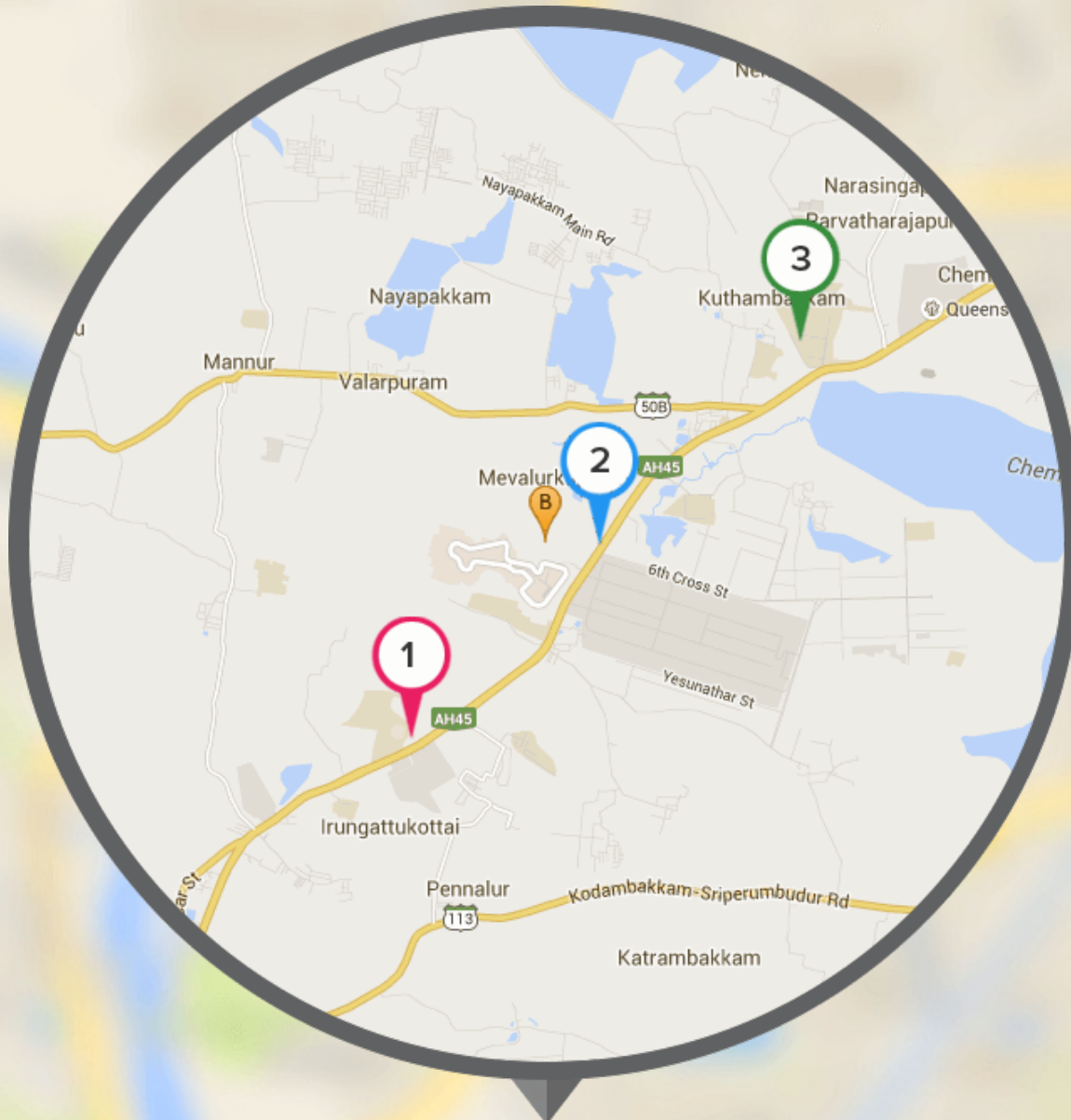
## Top 1 Schools (within 5 kms)

**1** Saveetha University  
★★★★★ 4.00Km

**B** Represents the location of VGN Brixton

Schools

# Restaurants Near VGN Brixton, Chennai



## Top 3 Restaurants (within 5 kms)

- |   |                     |   |        |
|---|---------------------|---|--------|
| 1 | Babu Kadai          | ★ | 2.63Km |
| 2 | Sri Naruvhizi Amman | ★ | 0.59Km |
| 3 | Food Court          | ★ | 3.60Km |

**B** Represents the location of VGN Brixton

Restaurants



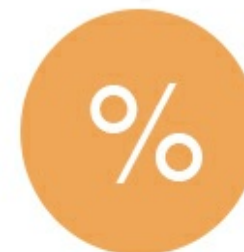
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