




# 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.




# Appaswamy Greensville


Sholinganallur, Chennai

₹ 82.2 Lacs onwards



 Project Size  
6 Towers

 Configurations  
1,2,3,4 Bedroom Apartment

 Possession Starts  
Dec '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

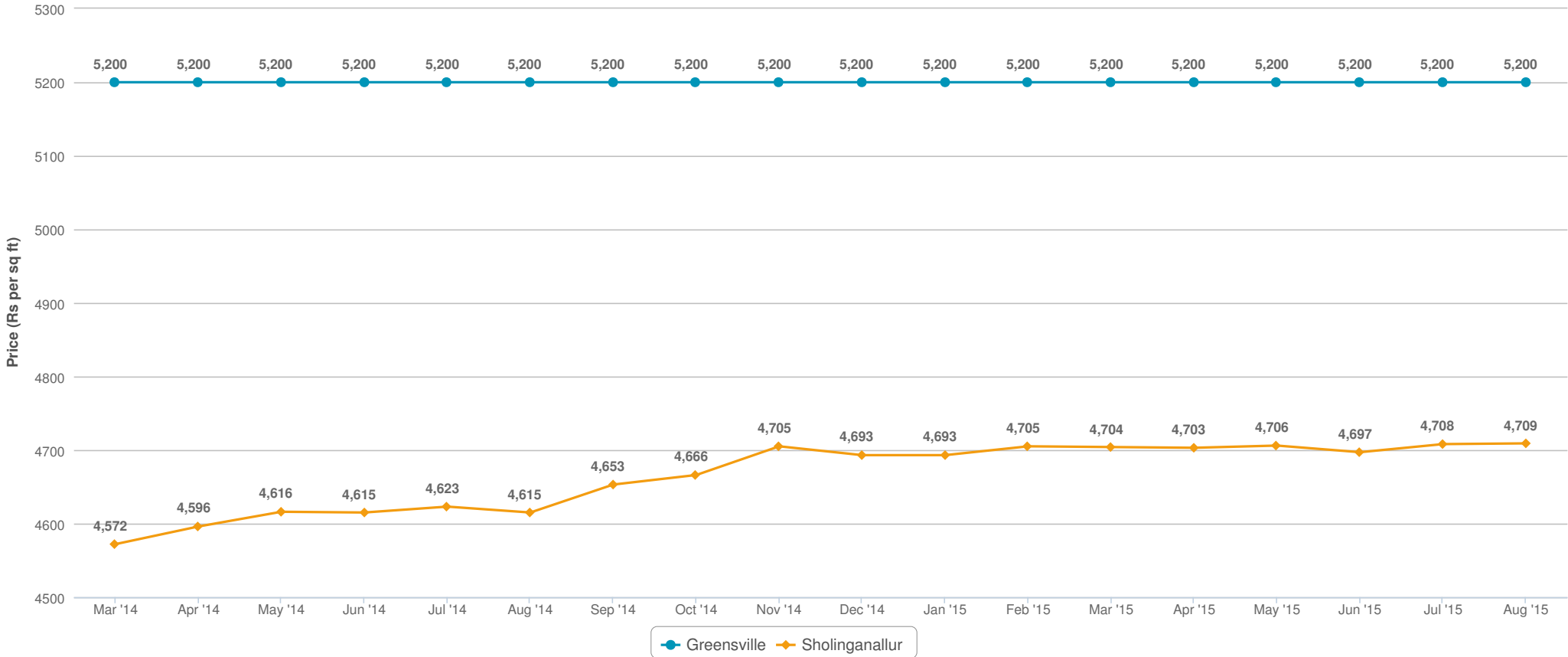


## Demand Comparison

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

# Price Trend Of Appaswamy Greenville

## Appaswamy Greenville VS Sholinganallur, Chennai



Property Type	1BHK+1T	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	611	1172	1580, 1642, 1753	2259





# Price Comparison With Other Projects Similar To Appaswamy Greenville



Appaswamy Greenville  
Sholinganallur, Chennai



Lancor The Central Park Lake  
Front  
Sholinganallur, Chennai



SVP Developers Fortune Tara  
Sholinganallur, Chennai

Primary Purchase Price	5,200/sq.ft.	5,475/sq.ft.	5,000/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	Rs. 1 (One time)
Car Parking Charges	N.A.	Open : Rs. 2.5 Lacs (One time)	Covered : Rs. 1.5 Lacs (One time)
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	N.A.	Rs. 1.7 Lacs (One time)	N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Appaswamy Greenville



Appaswamy Greenville's current price is Rs. 5200/sq. ft. and it is in Under Construction stage.

In comparison to locality, Appaswamy Greenville is overpriced by Rs. null/sq. ft.

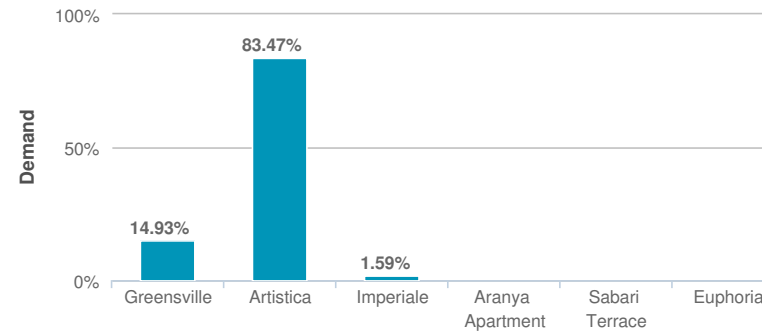
Highest price in the locality is for ASV Constructions Alexandria at 6000/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Praveen Housing Arya Square at 4950/sq. ft. and it is in Ready to Move In stage.

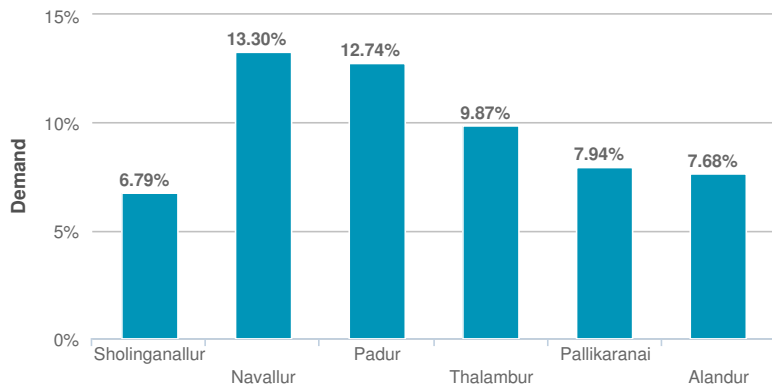
## Analysis

- Greenville has 14.93 % demand amongst all projects in Chennai.
- The highest demand 83.47% in Chennai is for Artistica.
- The lowest demand 0.00% in Chennai is for Aranya Apartment

### Demand of projects in 5 km vicinity of Appaswamy Greenville



### Demand in popular localities of Chennai



## Analysis

- Sholinganallur has 6.79 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 6.79% in Chennai is for Sholinganallur





## ***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

# Appaswamy Greensville Comparison With Other Similar Projects



Appaswamy Greensville  
Sholinganallur, Chennai



Lancor The Central Park Lake  
Front  
Sholinganallur, Chennai



SVP Developers Fortune Tara  
Sholinganallur, Chennai

Livability Rating*	6.6/10	6.6/10	6.8/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Appaswamy	Lancor	SVP Developers
Locality	Sholinganallur, Chennai	Sholinganallur, Chennai	Sholinganallur, Chennai
Number of Towers	6	8	1
Project Land Area	N.A.	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



Appaswamy Greensville  
Sholinganallur, Chennai



Lancor The Central Park Lake  
Front  
Sholinganallur, Chennai



SVP Developers Fortune Tara  
Sholinganallur, Chennai

Part of Township	No	No	No
Average Flats Per Floor	4.75	4.25	5
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `12	Apr `14	May `14
Possession Date	Dec `15	Nov `15	Nov `15
Delay	4 month(s)	On time	8 month(s)

# Amenities Comparison Of Appaswamy Greenville With Other Similar Projects


















Appaswamy Greenville  
Sholinganallur, Chennai



Lancor The Central Park Lake  
Front  
Sholinganallur, Chennai



SVP Developers Fortune Tara  
Sholinganallur, Chennai

Club House			
Party Hall			
Swimming Pool			
Indoor Games			
Children's play area			

Common Amenities	Gymnasium								
Amenities not available in any project	Sports Facility	Landscaped Gardens	Cafeteria	Jogging Track	Golf Course	Intercom	Maintenance Staff		





### 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 (Appaswamy)



Established in 1991, Appaswamy is a reputed real estate firm founded by Mr. S Appaswamy.

The construction portfolio of the company includes residential, commercial and hospitality sectors. In addition to property development, the company is also engaged in energy generation through renewable resources.

So far, Appaswamy has successfully constructed more than 6.3 million sq. ft. of land spaces. The builder has been a very popular name in the hospitality segment and has developed numerous hotels in and around Chennai .

### Top Projects till Date:

- Cityside in Perungudi , Chennai comprising 136 units of 2 and 3 BHK apartments with sizes ranging from 1,111 sq. ft. to 2,020 sq. ft.
- Citysquare in Perungudi , Chennai comprising 70 units of 3 BHK apartments with sizes ranging from 1,400 sq. ft. to 1,800 sq. ft.
- Springs Apartment in Thiruvanmiyur , Chennai . Comprising 144 units of 2 and 3 BHK apartments with sizes ranging from 1,033 sq. ft. to 1,428 sq. ft.
- Springs in Thiruvanmiyur , Chennai comprising 3 units of 4 BHK apartments.
- YS Enclave in Virugambakkam , Chennai comprising 136 units of 2 and 3 BHK apartments.
- Prime Terrace in Adyar , Chennai comprising 120 units of 2 and 3 BHK apartments.
- East Crest in Thiruvanmiyur , Chennai offering 2 and 3 BHK apartments.

### Key residential projects of Appaswamy currently under construction are:

- Mandarina in Kotturpuram , Chennai comprising 64 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,093 sq. ft. to 2,484 sq. ft.
- Brooksdale in Pammal , Chennai comprising 121 units of 1, 2 and 3 BHK apartments with sizes ranging from 667 sq. ft. to 1,647 sq. ft.
- Cerus in Virugambakkam , Chennai comprising 166 units of 3 and 4 BHK apartments with sizes ranging from 1,709 sq. ft. to 3,212 sq. ft.
- Garden Crest in Ramanathapuram , Coimbatore comprising 164 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,103 sq. ft. to 1,908 sq. ft.
- Greensville in Sholinganallur , Chennai comprising 318 units of 1, 2, 3 and 4 BHK apartments with sizes ranging from 611 sq. ft. to 2,259 sq. ft.
- Mapleton in Pallikaranai , Chennai comprising 465 units of 1, 2 and 3 BHK apartments with sizes ranging from 612 sq. ft. to 1,836 sq. ft.

Experience	24 Years
Project Delivered	28
Ongoing Projects	6



# Top Projects Delivered By Appaswamy



Livability Score

7.9

**Appaswamy Orchards**  
Vadapalani, Chennai

Project was delivered on Jun, 2006



Livability Score

7.8

**Appaswamy West Hills**  
Saidapet, Chennai

Project was delivered on Dec, 2007



Livability Score

7.8

**Appaswamy Kottur Villa**  
Kotturpuram, Chennai

Project was delivered on Jun, 2009



Livability Score

7.6

**Appaswamy Red Rose**  
Ram Nagar, Coimbatore

Project was delivered on Nov, 2012



Livability Score

7.8

### Appaswamy Banyan House

Alandur, Chennai

Project is expected to be delivered on Mar, 2017  
after a delay of 3 month(s).



Livability Score

7.7

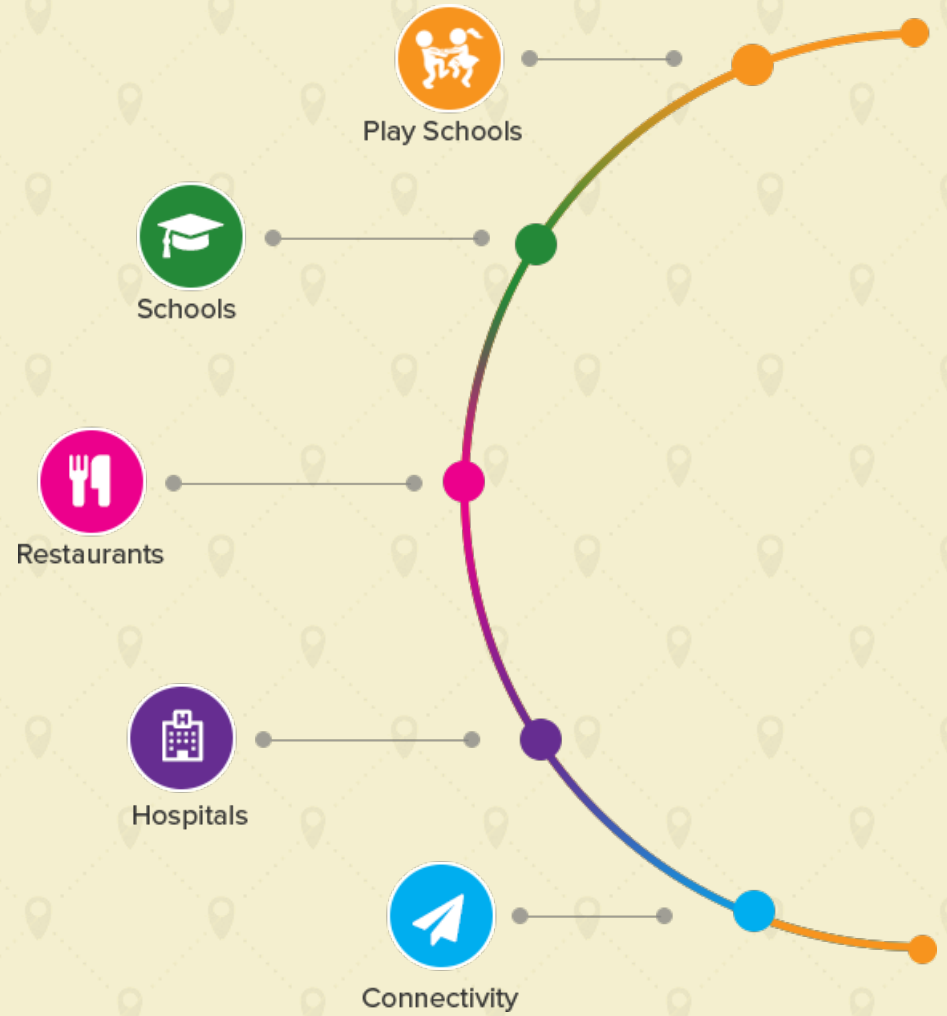
### Appaswamy The Bloomingdale

Pammal, Chennai

Project is expected to be delivered on Apr, 2017  
after a delay of 7 month(s).  
Has seen a price appreciation of 3.7 % over last 20  
month(s)

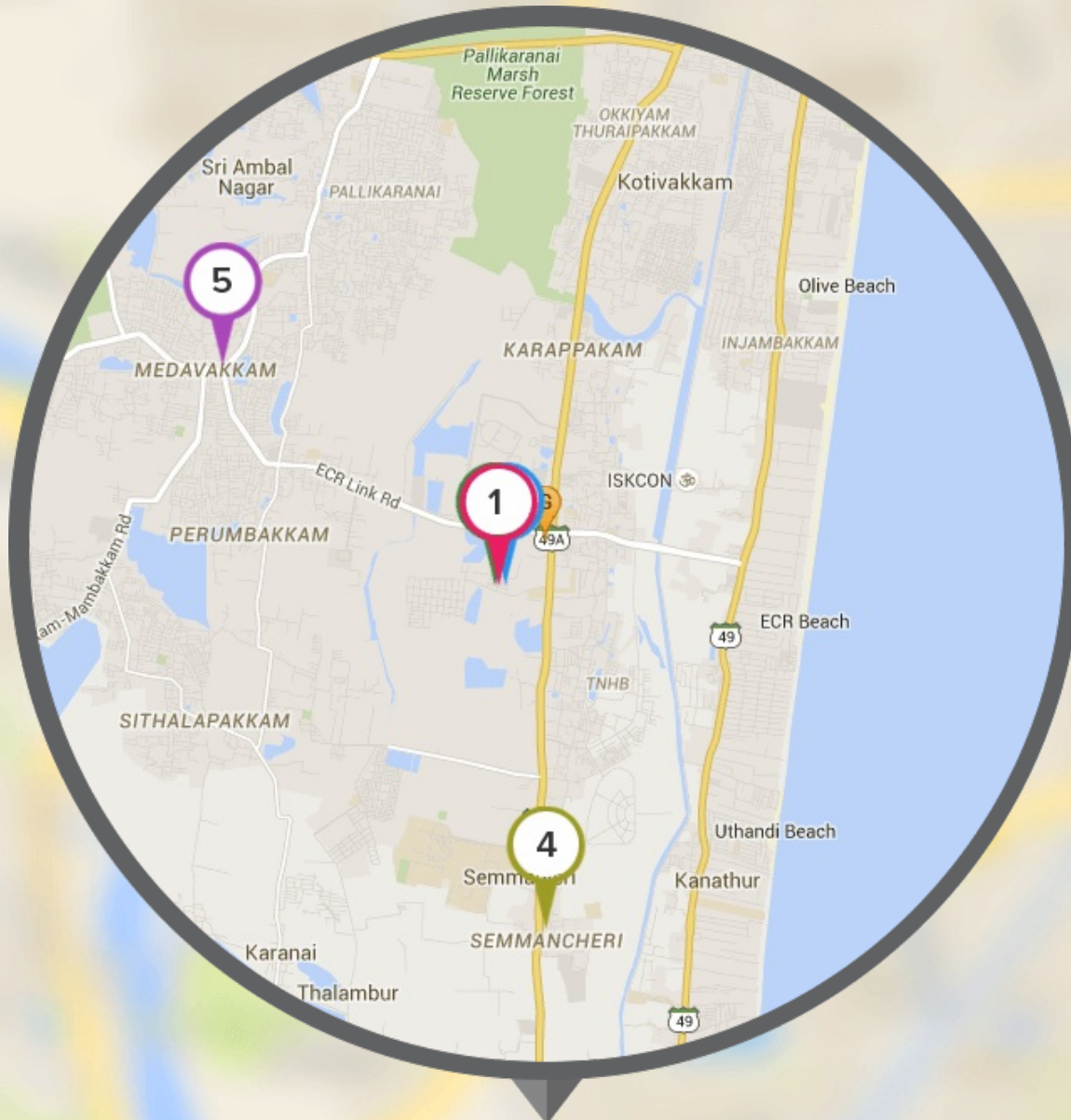
# LOCALITY INSIGHT

Everything you want to know about the locality






# Play Schools Near Appaswamy Greenville, Chennai



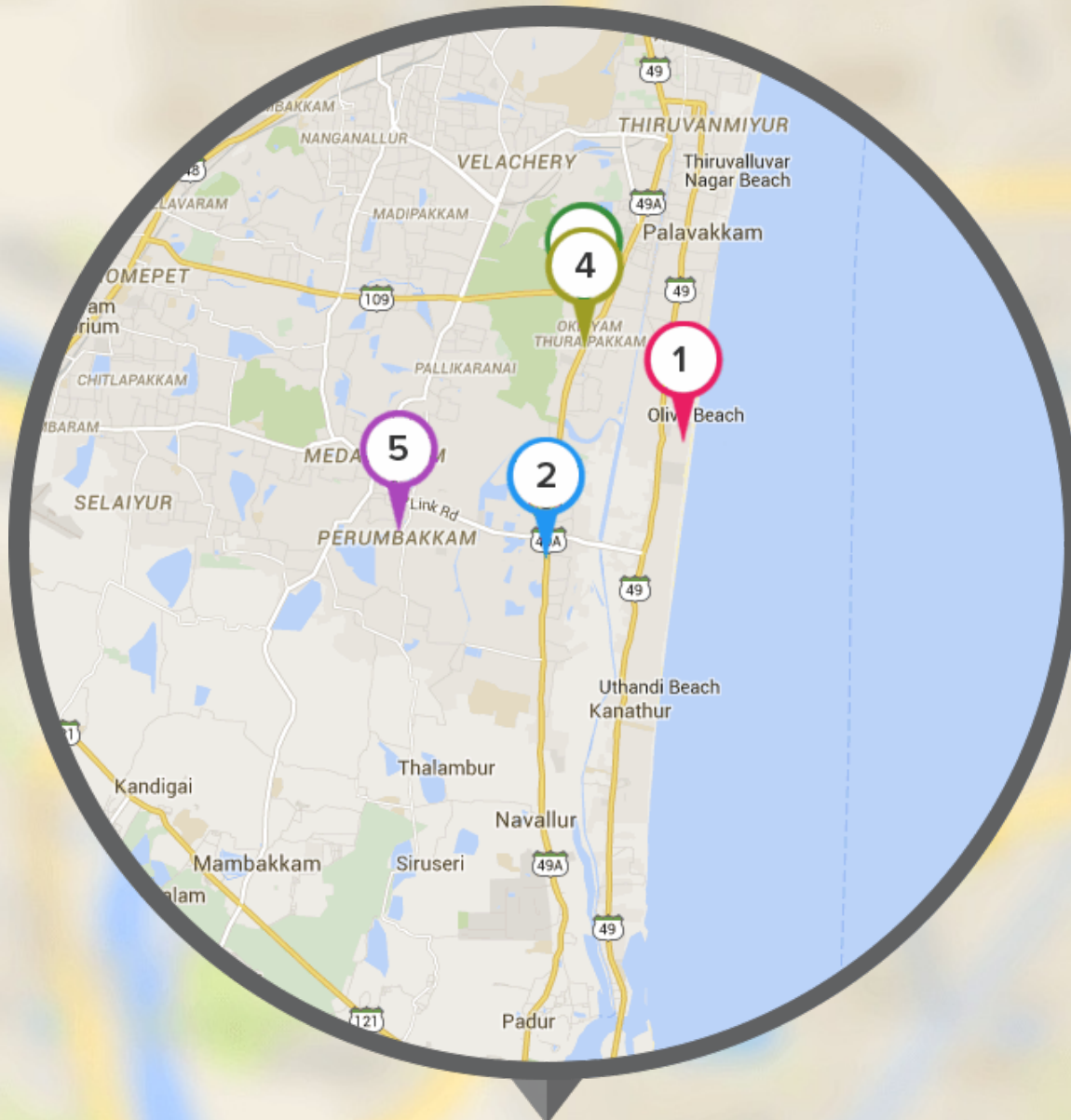
Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Little Elly - Sholinganallur  
★★★★★ 0.73Km
- 2** Apple Kids International Pre-School  
★★★★★ 0.66Km
- 3** I Play I learn  
★★★★★ 0.75Km
- 4** Euro Kids  
★★★★ 4.29Km
- 5** Little Angel Play School  
★★★★ 4.07Km

 Represents the location of Appaswamy Greenville


# Schools Near Appaswamy Greenville, Chennai



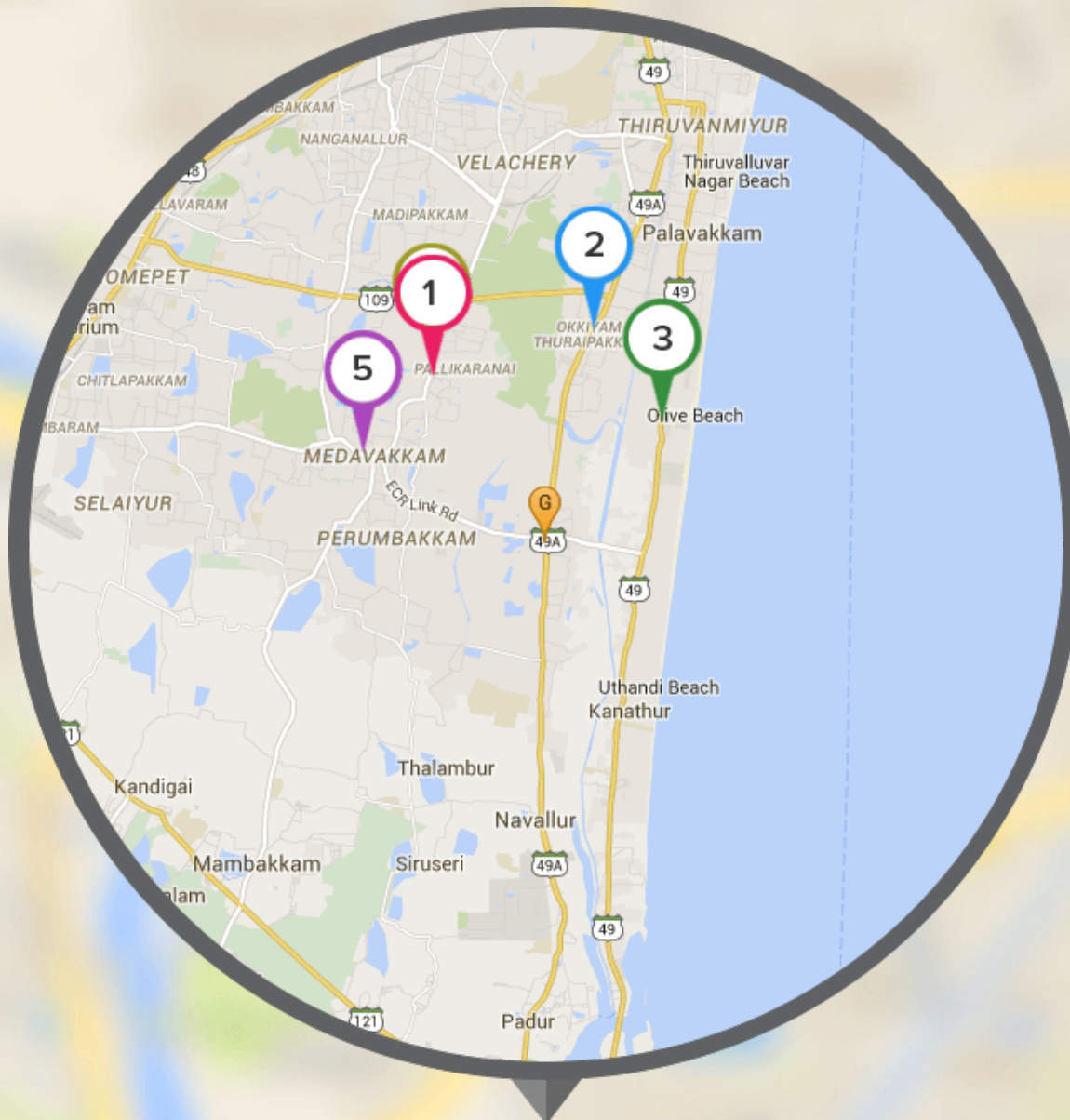
Schools

## Top 5 Schools (within 5 kms)

- |   |   |        |
|---|---|--------|
| 1 | European International School<br>★★★★★      | 3.75Km |
| 2 | Parent Choice International School<br>★★★★★ | 0.40Km |
| 3 | APL Global School<br>★★★★★                  | 4.90Km |
| 4 | RMT International School<br>★★★★★           | 4.33Km |
| 5 | Gayathri Vidhyalaya<br>★★★★                 | 3.24Km |


 Represents the location of Appaswamy Greenville

# Restaurants Near Appaswamy Greensville, Chennai



## Top 5 Restaurants (within 5 kms)

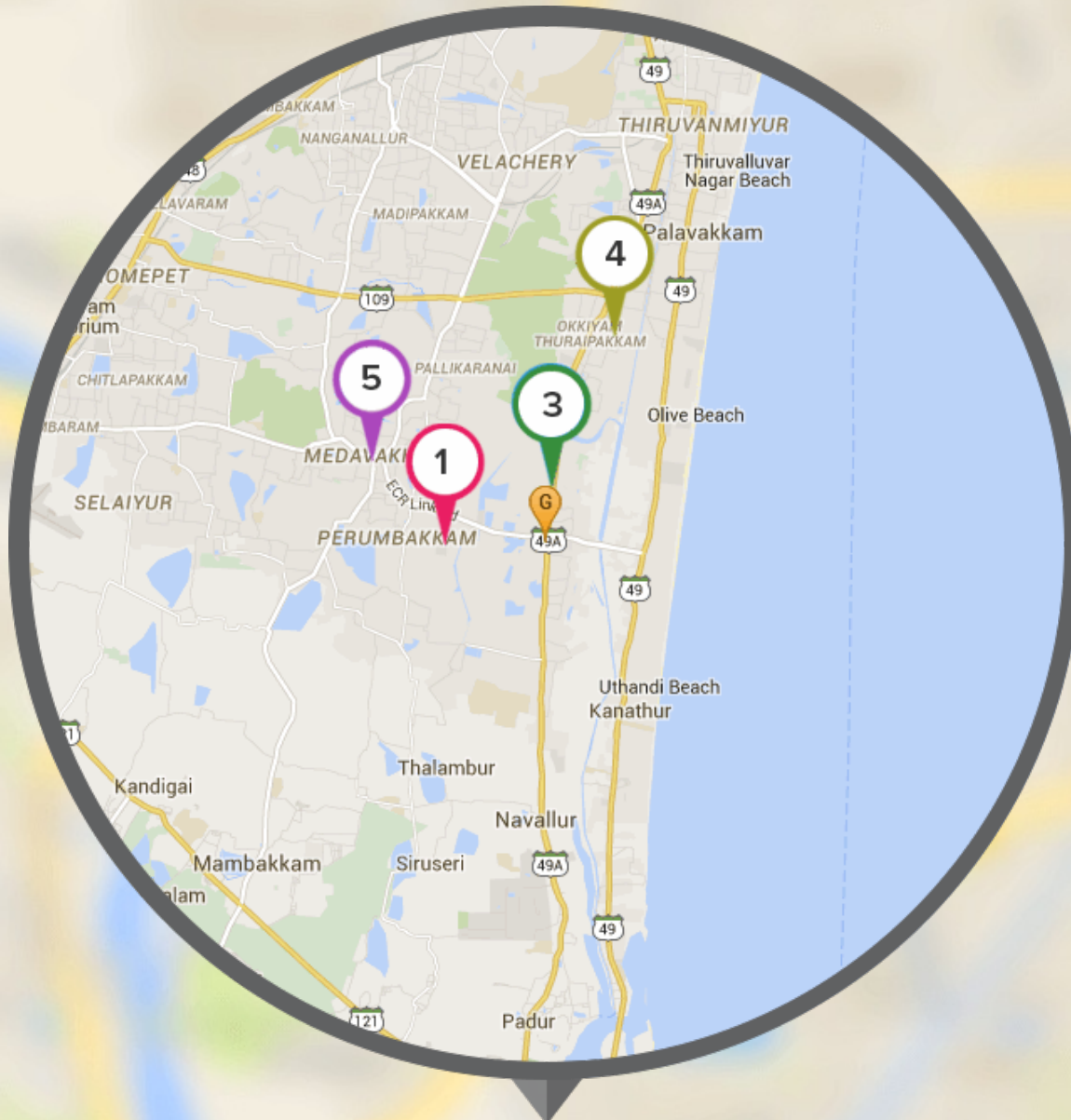
- 1** Hotel Om Saravana ★ 4.42Km
- 2** Zodiac ★ 4.85Km
- 3** Kailash Restaurant ★ 3.74Km
- 4** Thanjai Thevar Hotel ★ 4.67Km
- 5** Hot Breads ★ 4.45Km

 Represents the location of Appaswamy Greensville

Restaurants




# Hospitals Near Appaswamy Greenville, Chennai



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |                                     |       |        |
|---|-------------------------------------|-------|--------|
| 1 | global hospital                     | ★★★★★ | 2.23Km |
| 2 | Chettinad Hospital                  | ★★★★★ | 1.24Km |
| 3 | Chettinad Super Speciality Hospital | ★★★★★ | 1.22Km |
| 4 | Dhanvantri Multi Speciality         | ★★★★  | 4.75Km |
| 5 | Balachandra Hospital                | ★★★★  | 4.20Km |

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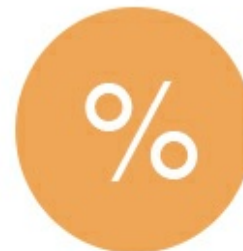
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