




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.



TVH Quadrant


Adyar, Chennai


₹ 4.36 Cr onwards

Livability Score



 Project Size
1 Towers

 Configurations
3,4,5 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

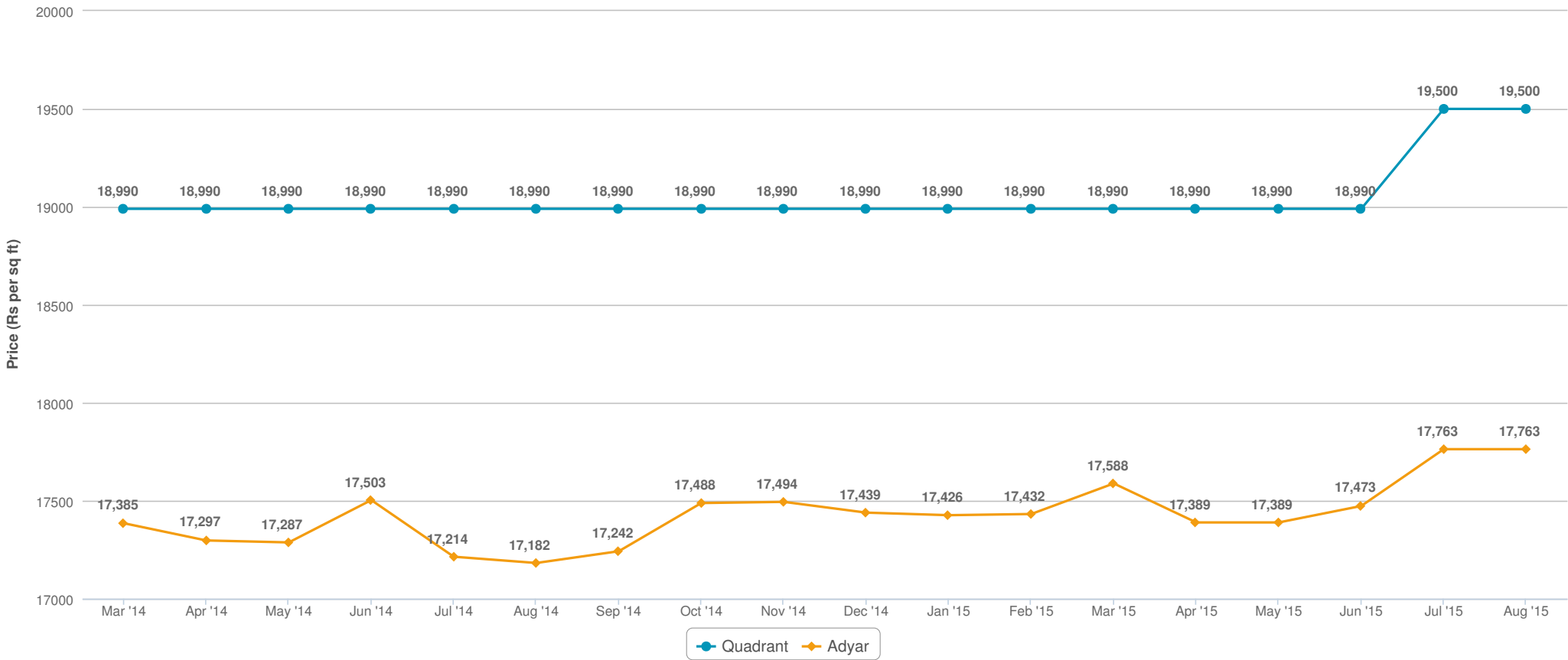


Demand Comparison

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

Price Trend Of TVH Quadrant

TVH Quadrant VS Adyar, Chennai



Property Type	3BHK+3T	4BHK+4T	5BHK+5T
Area (sq.ft.)	2235, 2780, 3260, 3595, 3615	4715	5560



Price Comparison With Other Projects Similar To TVH Quadrant



TVH Quadrant
Adyar, Chennai



LCS City Natraj
Adyar, Chennai



Rams Builders Anjali Atrium
Nandanam, Chennai

Primary Purchase Price

19.5K/sq.ft.

N.A.

N.A.

Advance Maintenance
Charges (Month)

N.A.

N.A.

N.A.

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 TVH Quadrant



TVH Quadrant's current price is Rs. 19500/sq. ft. and it is in Under Construction stage.

In comparison to locality, TVH Quadrant is overpriced by Rs. null/sq. ft.

Highest price in the locality is for TVH Quadrant at 19500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Bhoomi and Buildings Meadows Square at 14500/sq. ft. and it is in Under Construction stage.

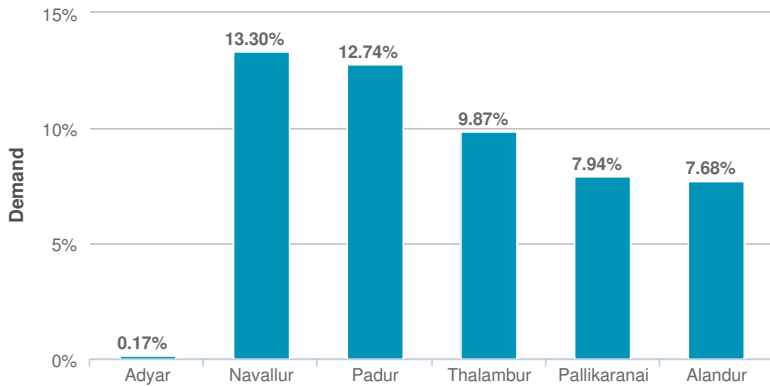
Analysis

- Quadrant has 100.00 % demand amongst all projects in Chennai.
- The highest demand 100.00% in Chennai is for Quadrant.
- The lowest demand 0.00% in Chennai is for Aashirvad Apartment

Demand of projects in 5 km vicinity of TVH Quadrant



Demand in popular localities of Chennai



Analysis

- Adyar has 0.17 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 0.17% in Chennai is for Adyar



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

TVH Quadrant Comparison With Other Similar Projects



TVH Quadrant
Adyar, Chennai



LCS City Natraj
Adyar, Chennai



Rams Builders Anjali Atrium
Nandanam, Chennai

Livability Rating*

7.4/10

7.2/10

7.5/10

Safety Rating*

N.A.

N.A.

N.A.

Builder

TVH

LCS City

Rams Builders

Locality

Adyar, Chennai

Adyar, Chennai

Nandanam, Chennai

Number of Towers

1

1

1

Project Land Area

2.5 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

TVH Quadrant Comparison With Other Similar Projects (Continued ...)



TVH Quadrant
Adyar, Chennai



LCS City Natraj
Adyar, Chennai



Rams Builders Anjali Atrium
Nandanam, Chennai

Part of Township

No

No

No

Average Flats Per Floor

7.41

2

3

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Feb `13

Jan `14

Sep `13

Possession Date

Dec `15

Oct `15

Dec `14

Delay

On time

4 month(s)

On time

Amenities Comparison Of TVH Quadrant With Other Similar Projects



TVH Quadrant
Adyar, Chennai



LCS City Natraj
Adyar, Chennai



Rams Builders Anjali Atrium
Nandanam, Chennai

Club House			
Landscaped Gardens			
Gymnasium			
Swimming Pool			
Indoor Games			

Common Amenities

24 X 7 Security Power Backup

Amenities not available in any project

Sports Facility Cafeteria Jogging Track Multipurpose Room Golf Course



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 (TVH)



True Value Homes, abbreviated as TVH is a reputed real estate development company incepted in 1997. TVH is an ISO 9001:2000 certified company with its marketing offices in Singapore, India and Dubai .

Top TVH Projects:

- Lumbini Square in Purasaiwakkam , Chennai comprising 435 units of 3 and 4 BHK apartments with sizes ranging from 2,500 sq. ft. to 3,500 sq. ft.
- Mahanya in Velachery , Chennai offering 2 and 3 BHK apartments.

Key residential projects by TVH currently under construction are:

- Ouranya Bay in Kelambakkam , Chennai by TVH comprising 948 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,210 sq. ft. to 2,920 sq. ft.
- Svaya in Sriperumbudur , Chennai comprising 820 units of 1 and 2 BHK apartments with sizes ranging from 560 sq. ft. to 1,085 sq. ft.
- Vista Ville in Trichy Road, Coimbatore comprising 17 units of 4 BHK apartments with sizes ranging from 3,400 sq. ft. to 3,465 sq. ft.
- Taus in Navalur, Chennai comprising 403 units of 1, 2, 3, 4 and 5 BHK apartments with sizes ranging from 517 sq. ft. to 3,822 sq. ft.
- One of the new project is Aura in Kelambakkam , Chennai comprising 357 units of 2 and 3 BHK apartments with sizes ranging from 1,235 sq. ft. to 1,525 sq. ft.
- Sattvika in Mylapore , Chennai comprising 12 units of 2 and 3 BHK apartments.

Experience	18 Years
Project Delivered	17
Ongoing Projects	7

Top Projects Delivered By TVH



Livability Score

8.3

TVH Lumbini Square
Purasaiwakkam, Chennai

Project was delivered on Jan, 2015



Front Elevation

Livability Score

8.3

TVH Battika
Alwarpet, Chennai

Project was delivered on Dec, 2011



Livability Score

8.2

TVH Ekanta
Ganapathy, Coimbatore

Project was delivered on Mar, 2010



Livability Score

7.9

TVH Park Villa
Thoraipakkam, Chennai

Project was delivered on Feb, 2011



Livability Score

8.0

TVH Vista Heights

Trichy Road, Coimbatore

Project is expected to be delivered on Mar, 2016
after a delay of 23 month(s).



Livability Score

7.8

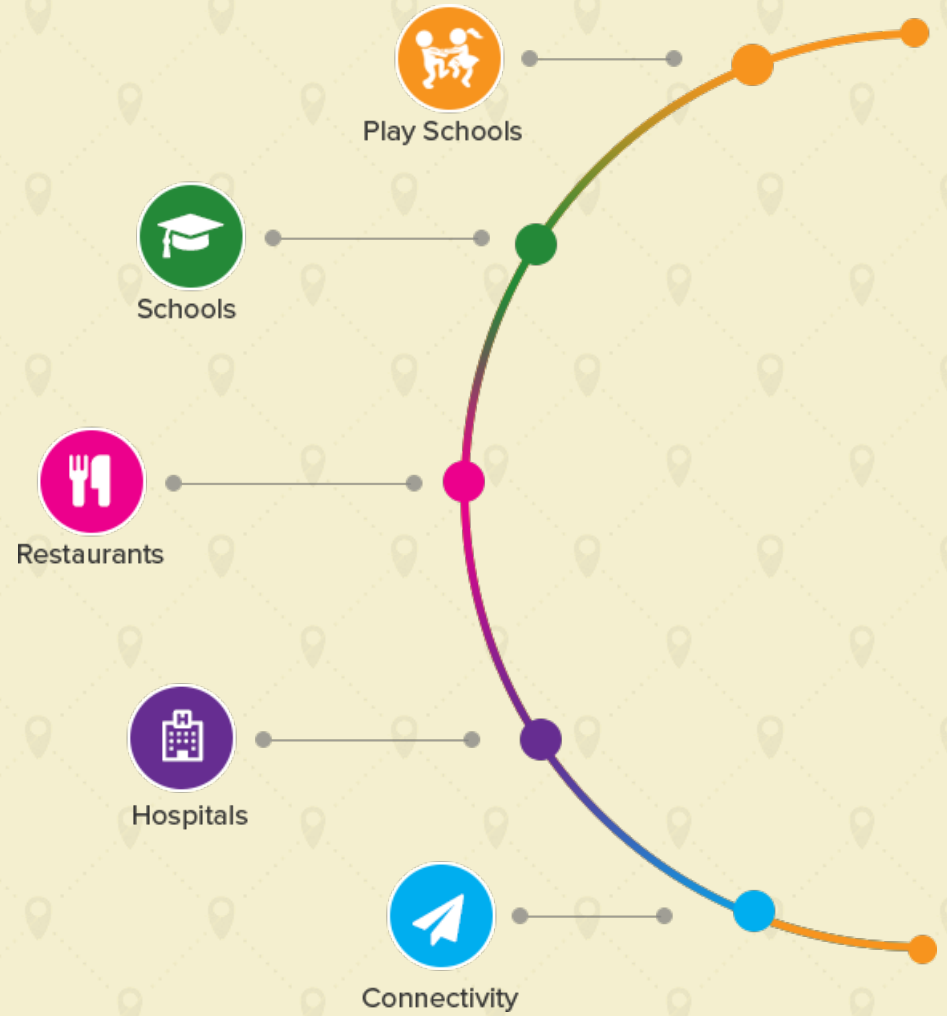
TVH Ouranya Bay

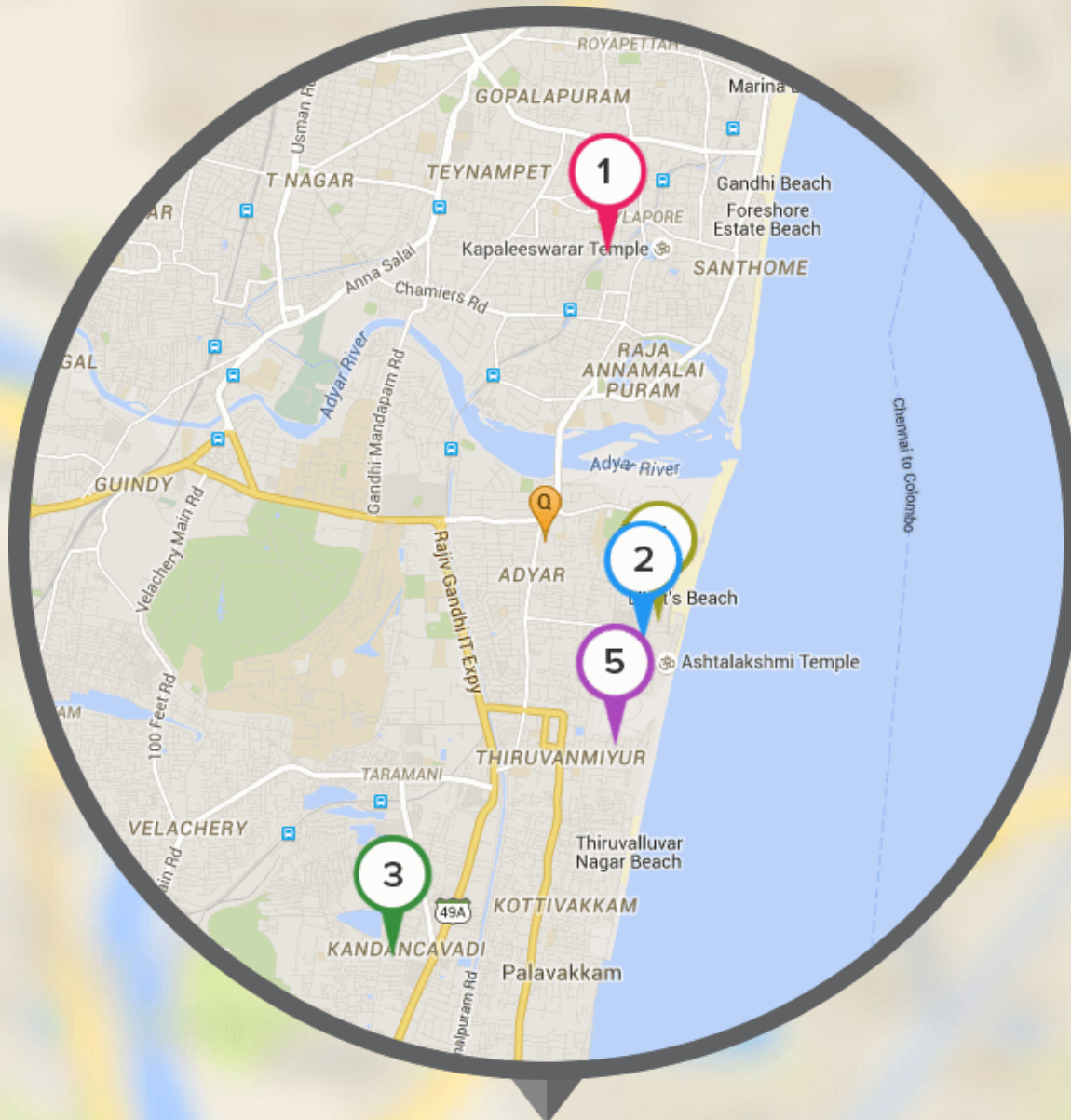
Padur, Chennai

Project is expected to be delivered on Jul, 2017
Has seen a price appreciation of 6.1 % over last 29 month(s)

LOCALITY INSIGHT

Everything you want to know about the locality






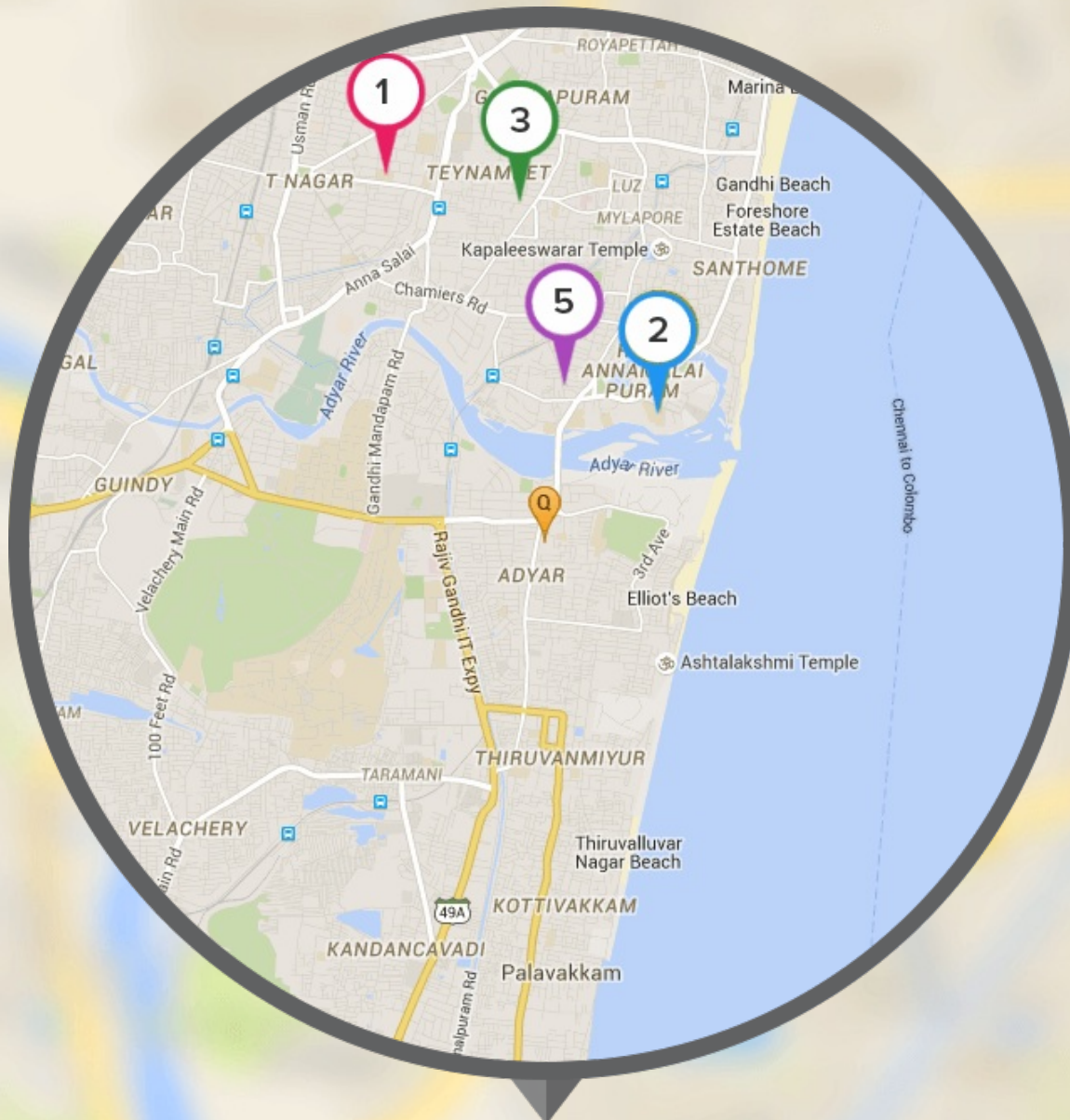
Play Schools

Top 5 Play Schools (within 5 kms)

- 1** Little Millennium - Medavakkam - Chennai
★★★★★ 3.24Km
- 2** Grandma & Grandpa's International Day Care Play Group Preschool Afterschool club
★★★★★ 1.56Km
- 3** Little Wizards
★★★★★ 4.91Km
- 4** I Play I Learn
★★★★★ 1.53Km
- 5** Little Elly Preschool
★★★★★ 2.40Km

 Represents the location of TVH Quadrant


Schools Near TVH Quadrant, Chennai



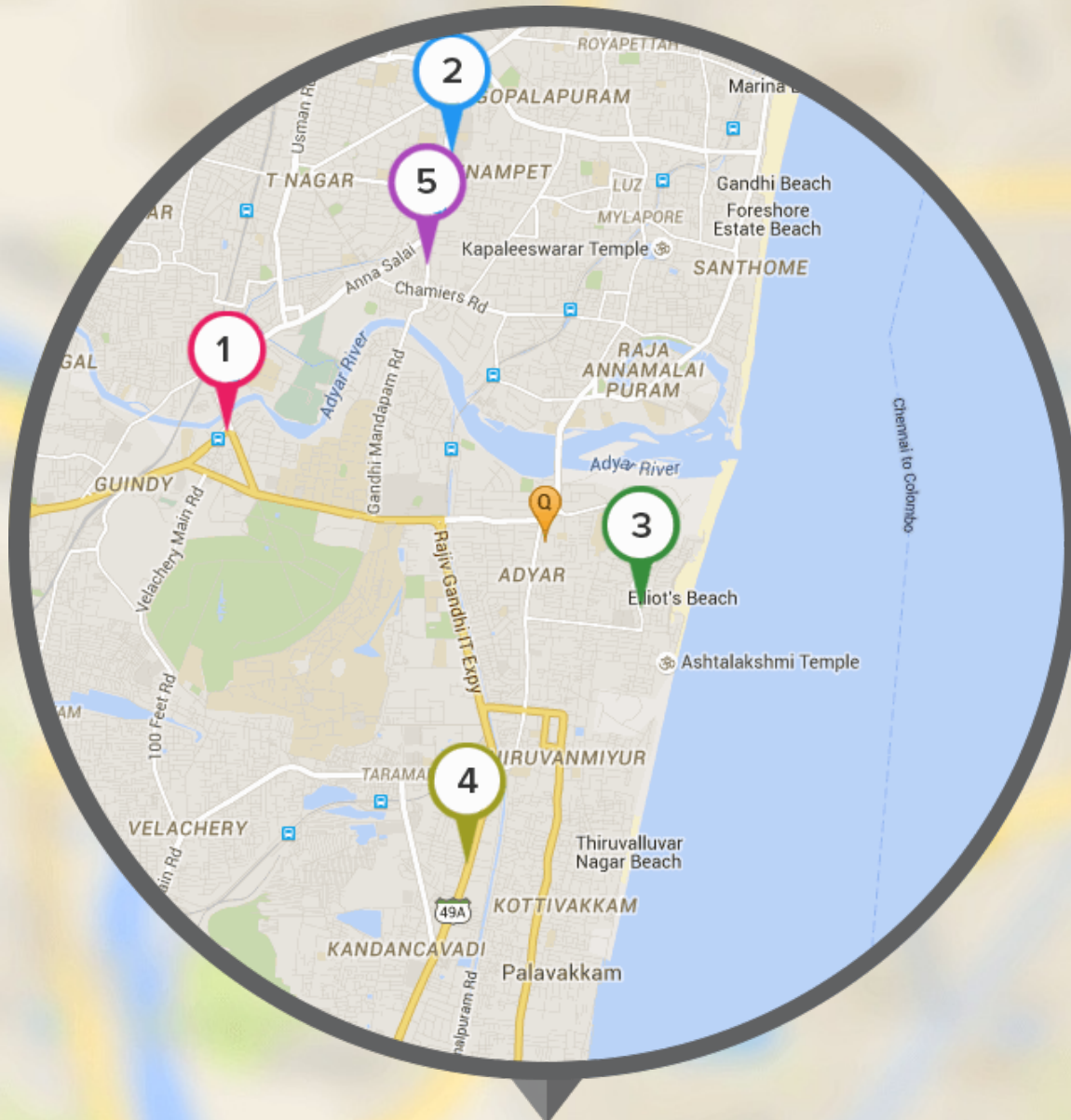
Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|---------------------------------|-------|--------|
| 1 | Holy Angels Convent High School | ★★★★★ | 4.42Km |
| 2 | Chettinad Vidyashram | ★★★★★ | 1.88Km |
| 3 | The Grove | ★★★★★ | 3.76Km |
| 4 | Chettinad Vidyashram | ★★★★★ | 1.90Km |
| 5 | Bosco Academy | ★★★★★ | 1.74Km |

 Represents the location of TVH Quadrant

Restaurants Near TVH Quadrant, Chennai

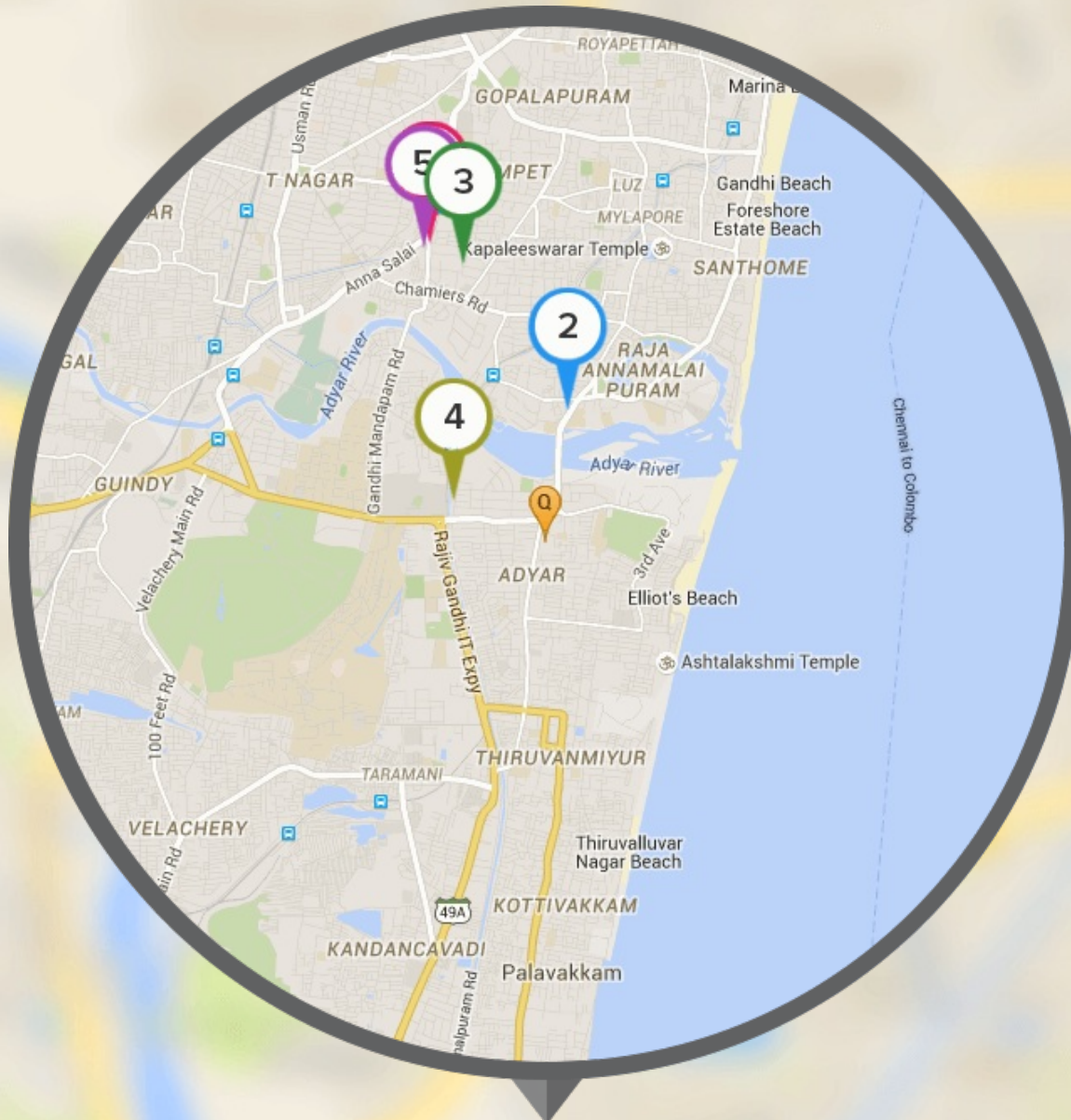


Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|---------------------------------------------|---|--------|
| 1 | Thalappakattu Fast Food | ★ | 3.73Km |
| 2 | Spice Haat | ★ | 4.40Km |
| 3 | PetaWrap | ★ | 1.28Km |
| 4 | The Grand Sweets and Snacks | ★ | 3.69Km |
| 5 | Aroma Restaurants & Resorts Private Limited | ★ | 3.32Km |


Q Represents the location of TVH Quadrant

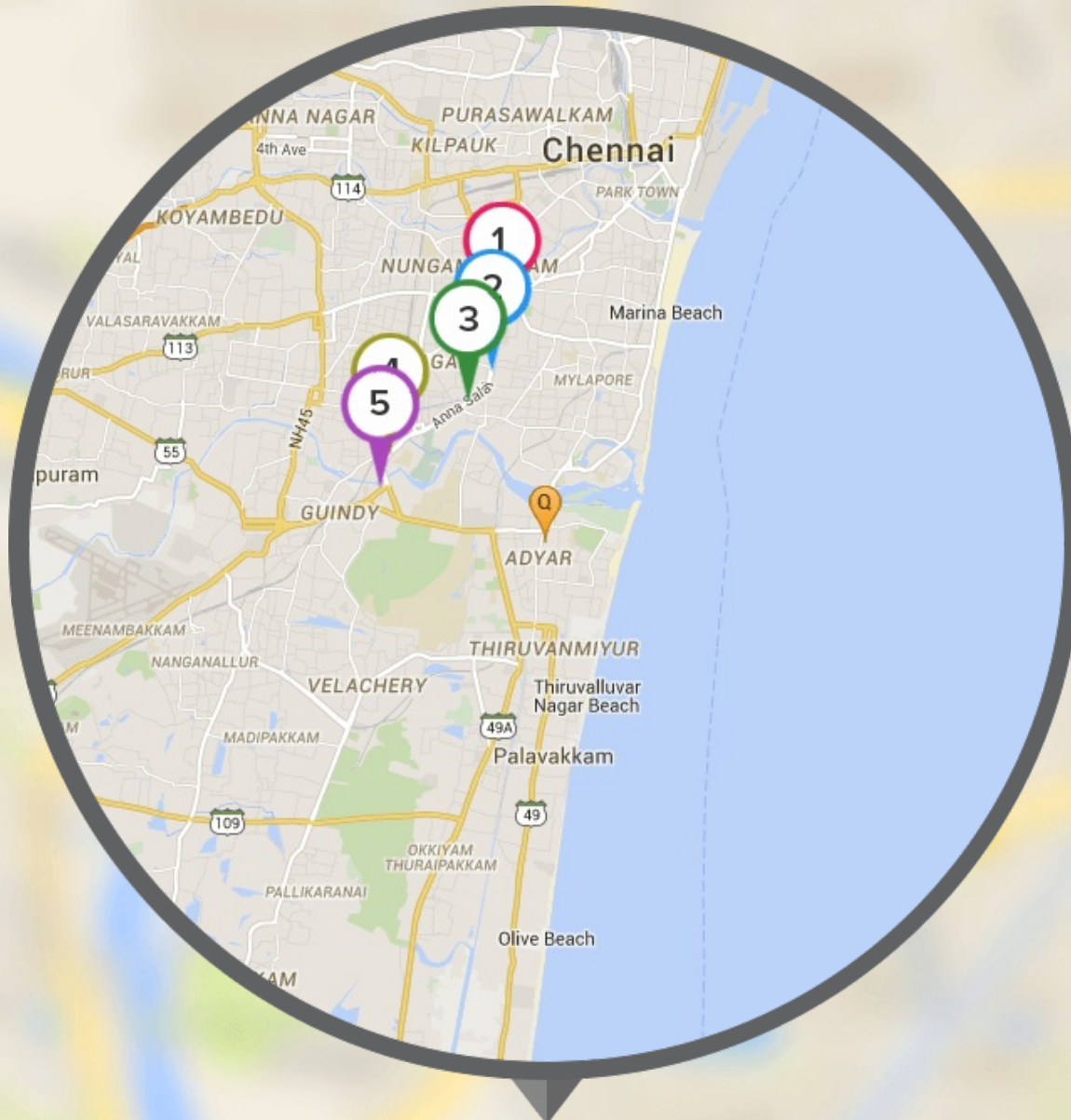


Hospitals

Top 5 Hospitals (within 5 kms)

- 1** Apollo Specialty Hospital
★★★★★ 3.53Km
- 2** Dugabai Deshmukh Hospital
★★★★★ 1.48Km
- 3** Apollo Hospital
★★★★★ 3.20Km
- 4** Cancer Institute
★★★★★ 1.12Km
- 5** Apollo Cancer Hospital
★★★★★ 3.52Km


 Represents the location of TVH Quadrant



Connectivity

Top 5 Connectivity (within 5 kms)

1	Gemini ★★★★★	4.88Km
2	Teyanmpet ★★★★★	3.91Km
3	Chamiers Road ★★★★★	3.51Km
4	Saidapet ★★★★★	3.94Km
5	Little Mount ★★★★★	3.82Km

 Represents the location of TVH Quadrant



PROPTIGER



End to End Services



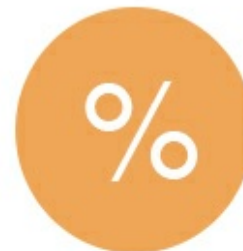
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