



# 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.




# SSM Builders SSM Nagar


Vandalur, Chennai

₹ 25.7 Lacs onwards

Livability Score



 Configurations  
1,2,3 Bedroom Apartment

 Possession Starts  
Jun '16



# 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

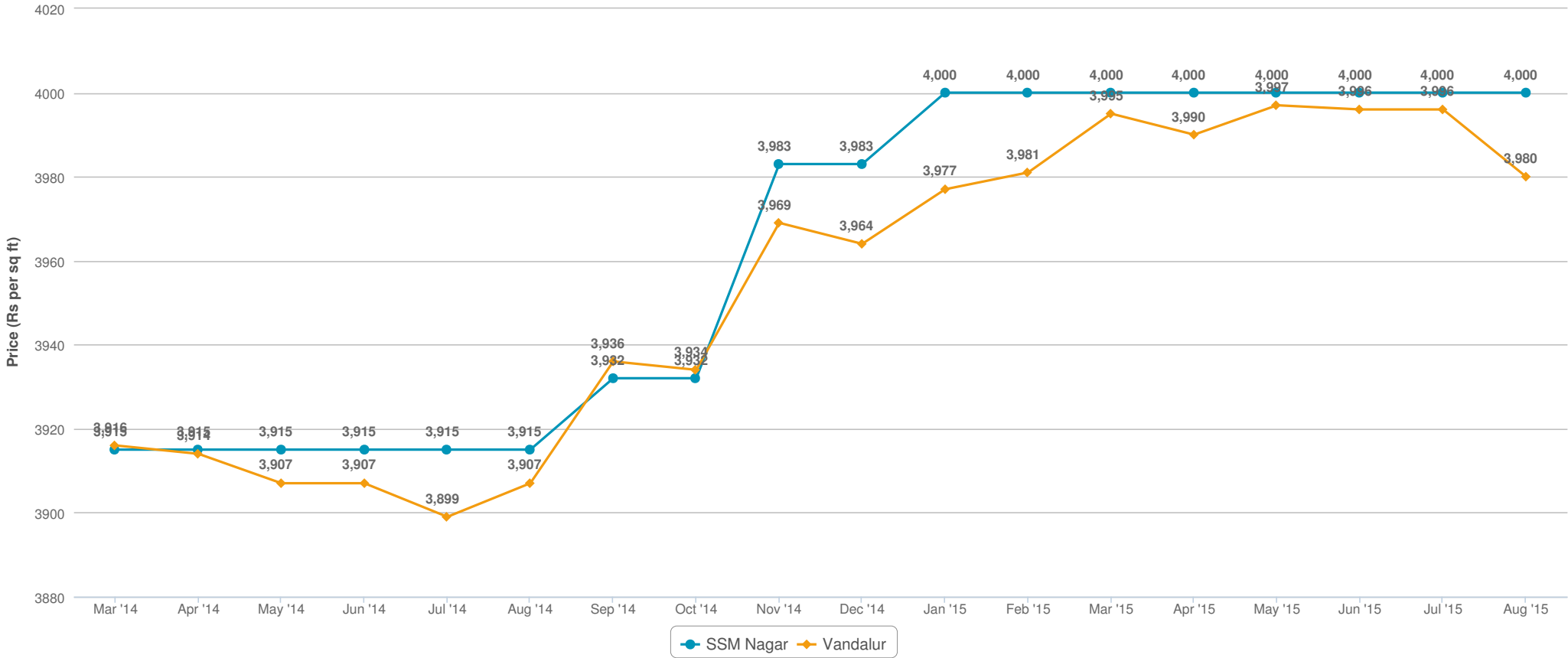


## Demand Comparison

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

# Price Trend Of SSM Builders SSM Nagar

## SSM Builders SSM Nagar VS Vandalur, Chennai



Property Type	1BHK+1T	2BHK+2T	3BHK+3T
Area (sq.ft.)	643, 650	926, 1196	1310, 1931





# Price Comparison With Other Projects Similar To SSM Builders SSM Nagar



SSM Builders SSM Nagar  
Vandalur, Chennai



Winner Foundations Visaka  
Madambakkam, Chennai



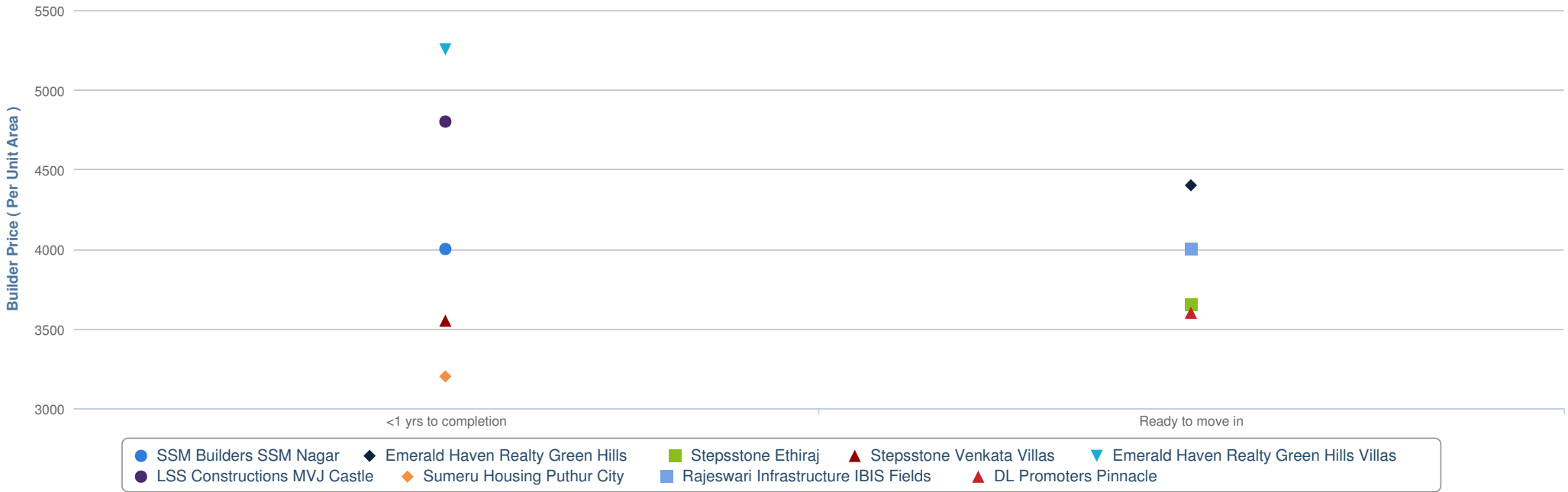
Sanjay Homes Opera  
Madambakkam, Chennai

Primary Purchase Price	4,000/sq.ft.	4,000/sq.ft.	4,299/sq.ft.
Advance Maintenance Charges (Month)	N.A.	Rs. 1 (One time)	Rs. 1 (One time)
Car Parking Charges	N.A.	Covered : Rs. 1.5 Lacs (One time)	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 SSM Builders SSM Nagar



SSM Builders SSM Nagar's current price is Rs. 4000/sq. ft. and it is in Under Construction stage.

In comparison to locality, SSM Builders SSM Nagar is overpriced by Rs. 19.78/sq. ft.

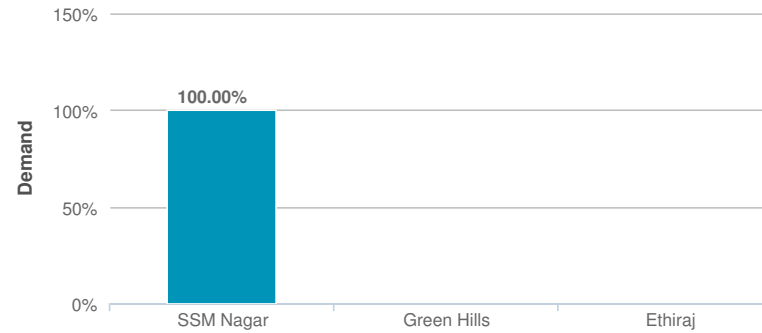
Highest price in the locality is for Emerald Haven Realty Green Hills Villas at 5254/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Sumeru Housing Puthur City at 3200/sq. ft. and it is in Under Construction stage.

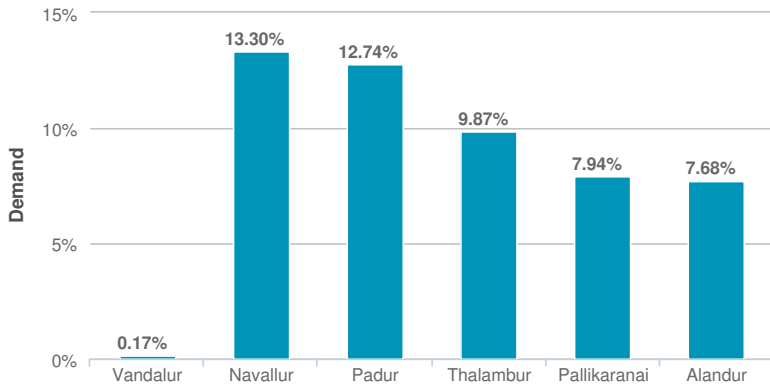
## Analysis

- SSM Nagar has 100.00 % demand amongst all projects in Chennai.
- The highest demand 100.00% in Chennai is for SSM Nagar.
- The lowest demand 0.00% in Chennai is for Green Hills

### Demand of projects in 5 km vicinity of SSM Builders SSM Nagar



### Demand in popular localities of Chennai



## Analysis

- Vandalur 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 Vandalur





## ***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

# SSM Builders SSM Nagar Comparison With Other Similar Projects



SSM Builders SSM Nagar  
Vandalur, Chennai



Winner Foundations Visaka  
Madambakkam, Chennai



Sanjay Homes Opera  
Madambakkam, Chennai

Livability Rating*	6.6/10	6.4/10	6.4/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	SSM Builders	Winner Foundations	Sanjay Homes
Locality	Vandalur, Chennai	Madambakkam, Chennai	Madambakkam, Chennai
Number of Towers	N.A.	2	4
Project Land Area	N.A.	2.33 Acres	1.43 Acres

\*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

# SSM Builders SSM Nagar Comparison With Other Similar Projects (Continued ...)



SSM Builders SSM Nagar  
Vandalur, Chennai



Winner Foundations Visaka  
Madambakkam, Chennai



Sanjay Homes Opera  
Madambakkam, Chennai

Part of Township

No

No

No

Average Flats Per Floor

N.A.

1.83

6

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Feb `12

Apr `13

Jan `14

Possession Date

Jun `16

Dec `15

Dec `15

Delay

3 month(s)

6 month(s)

3 month(s)

# Amenities Comparison Of SSM Builders SSM Nagar With Other Similar Projects



SSM Builders SSM Nagar  
Vandalur, Chennai



Winner Foundations Visaka  
Madambakkam, Chennai



Sanjay Homes Opera  
Madambakkam, Chennai

Intercom



Children's play area



Gymnasium



Club House



Jogging Track



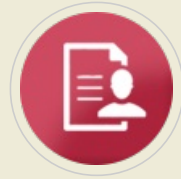
Amenities not available in any project

24 X 7 Security Swimming Pool Sports Facility Cafeteria Multipurpose Room Golf Course 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



SSM Builders owes its origin to the foundation of the Charitable Trust by Civil Engineer K. Santhanam in the year 1985. The Srimathi Sundaravalli Memorial Educational Trust operates three CBSE schools along with a home for senior citizens. The trust employs almost 1506 staff and is a completely philanthropic initiative. SSM Builders and Promoters is a partnership firm with five trustees and Shri K. Santhanam operates as the Managing Partner here. The firm is presently developing its landmark project, SSM Nagar Housing Complex at Perungalathur in Chennai.

The company is also associated with leading experts in the industry including Shri M. Kumarasamy who is an Executive Engineer and Consultant along with Shri K. Selvakumar. The list of property by SSM Builders is only slated to grow in the near future with ambitious plans on the anvil.

#### Landmark Projects:

SSM Nagar is the flagship project of the company and is located at the prime area of Perungalathur in Chennai. This project offers ample open spaces and natural greenery for residents to relax away from the hustle and bustle of the city. The pollution free living ambience and spacious layout are big attractions for contemporary customers at this project. This project offers well designed 2 and 3 BHK apartments that are sized between 643 and 1931 sq ft on an average. The project consists of 2952 units and offers great connectivity to several educational institutions, hospitals and shopping centres.

<b>Experience</b>	N.A
<b>Project Delivered</b>	1
<b>Ongoing Projects</b>	1





Livability Score

6.6

### SSM Builders SSM Nagar

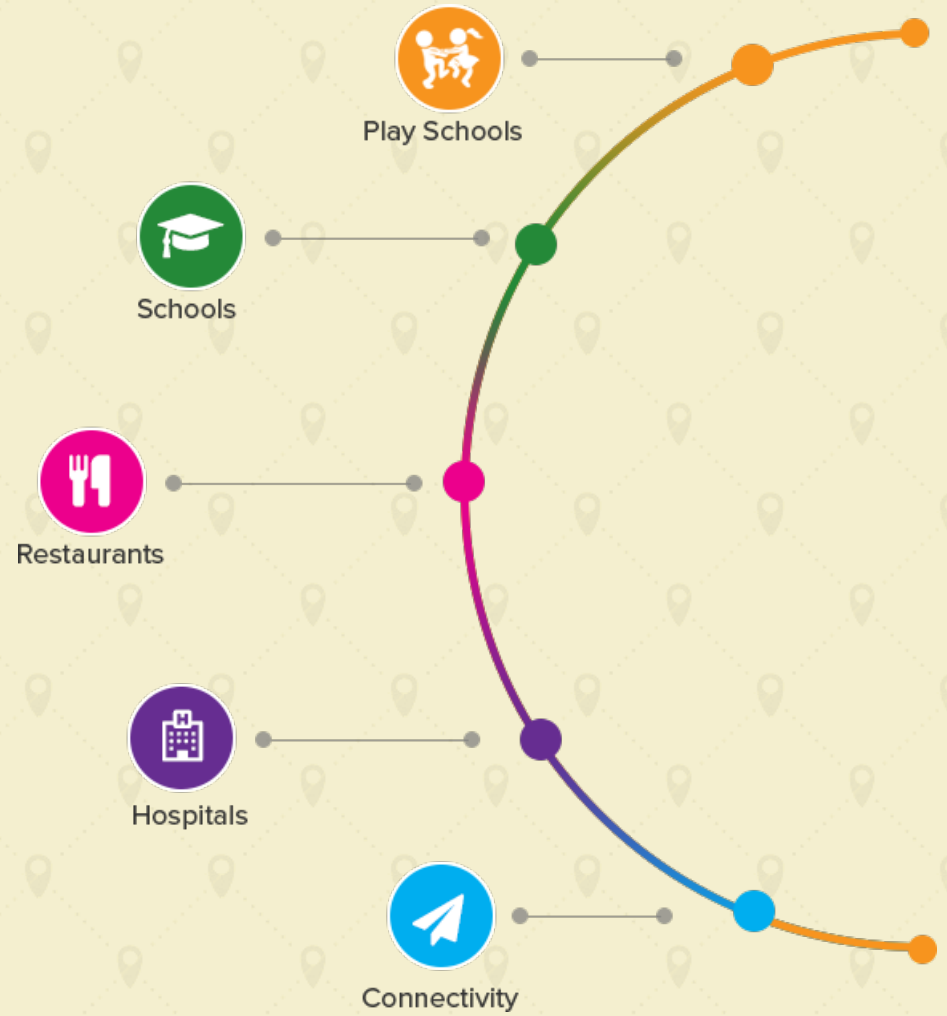
Vandalur, Chennai

Project is expected to be delivered on Jun, 2016  
after a delay of 3 month(s).

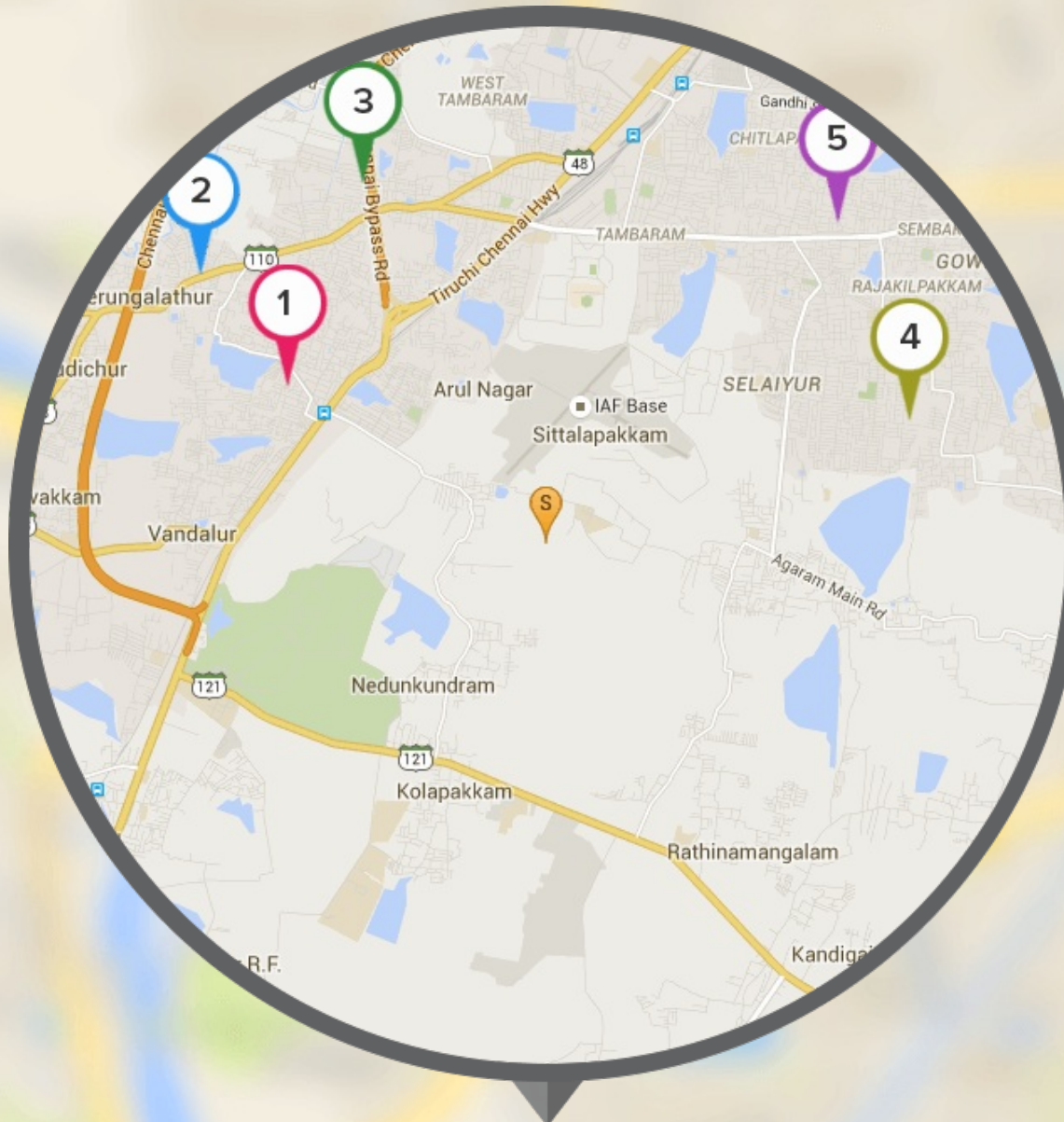
Has seen a price appreciation of 22.5 % over last 29  
month(s)

# LOCALITY INSIGHT

Everything you want to know about the locality




# Play Schools Near SSM Builders SSM Nagar, Chennai



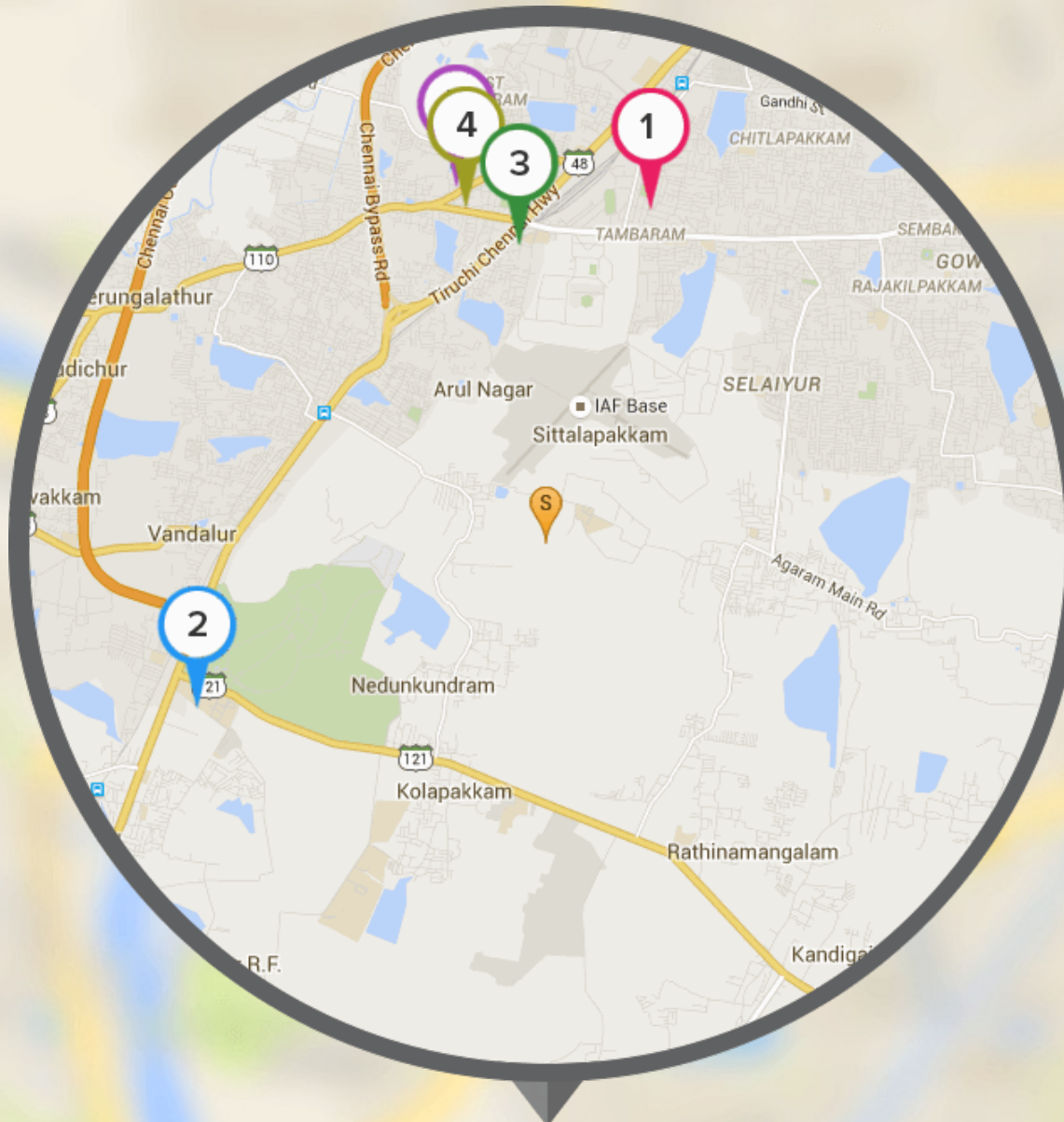
Play Schools

## Top 5 Play Schools (within 5 kms)

- |   |                                    |       |        |
|---|------------------------------------|-------|--------|
| 1 | AppleKids International Pre-School | ★★★★★ | 3.33Km |
| 2 | Ponni Nursery                      | ★★★★★ | 4.84Km |
| 3 | Ezhil Montessori School            | ★★★★★ | 4.44Km |
| 4 | ABC Montessori                     | ★★★★★ | 4.23Km |
| 5 | Kids Junction                      | ★★★★★ | 4.79Km |

 Represents the location of SSM Builders SSM Nagar


# Schools Near SSM Builders SSM Nagar, Chennai



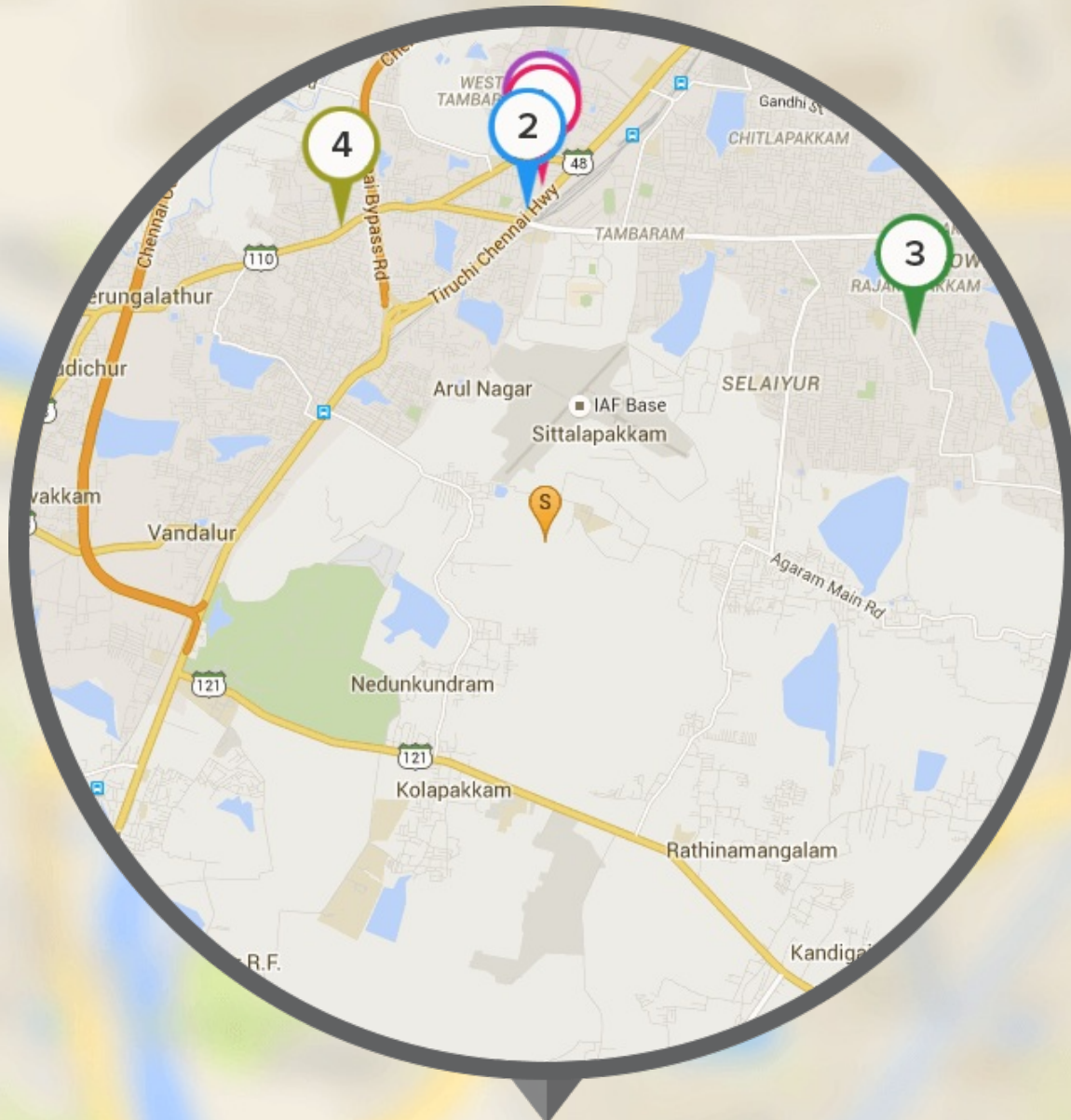
Schools

## Top 5 Schools (within 5 kms)

- |   |  |       |        |
|---|--|-------|--------|
| 1 | Sitadevi Garodia Hindu Vidyalaya Matriculation Higher Secondary School | ★★★★★ | 3.84Km |
| 2 | Crescent School  | ★★★★★ | 4.30Km |
| 3 | International Christian School   | ★★★★★ | 3.29Km |
| 4 | A School   | ★★★   | 3.79Km |
| 5 | M. C. C. R. S. S. L School   | ★★★   | 4.03Km |

 Represents the location of SSM Builders SSM Nagar



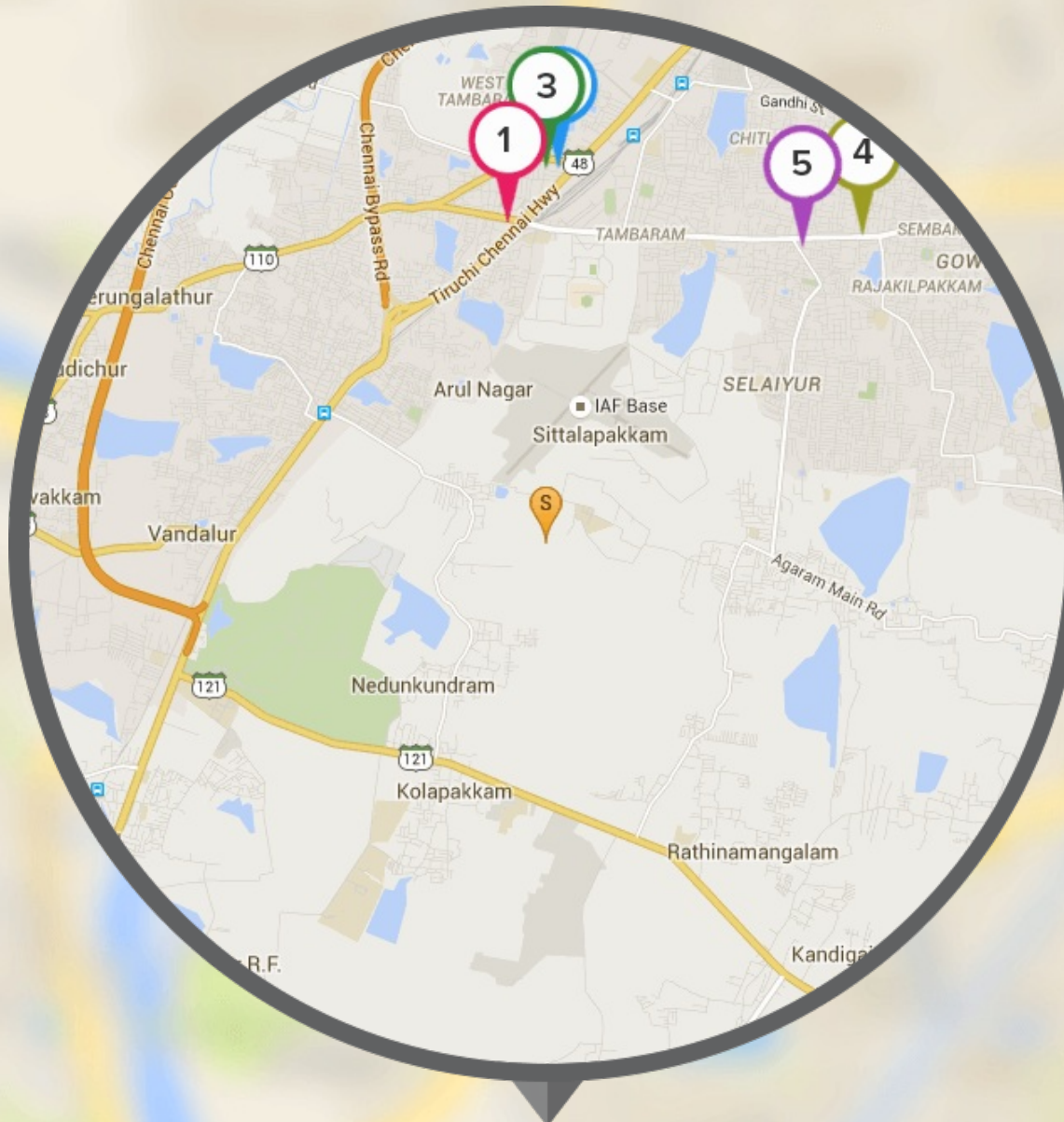


Restaurants

## Top 5 Restaurants (within 5 kms)

- 1** Vasantha Bavan ★ 3.92Km
- 2** Devar Fast Food ★ 3.67Km
- 3** Lets Eat ★ 4.68Km
- 4** Allip Restaurant And Fastfood ★ 4.14Km
- 5** Adyar Ananda Bhavan Sweets & Snacks ★ 4.07Km


**S** Represents the location of SSM Builders SSM Nagar



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |                                  |       |        |
|---|----------------------------------|-------|--------|
| 1 | Hindu Mission Hospital           | ★★★★★ | 3.53Km |
| 2 | Deepam Multi Speciality Hospital | ★★★★  | 4.13Km |
| 3 | Udhayam Hospital                 | ★★★   | 4.12Km |
| 4 | Vani Hospital                    | ★★★   | 4.86Km |
| 5 | Vivident Dental Care             | ★★    | 4.31Km |

 Represents the location of SSM Builders SSM Nagar





PROPTIGER



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