




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

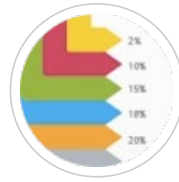
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

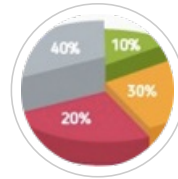


What is *PROPINSIGHT?*



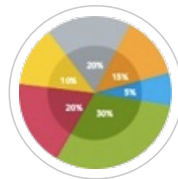
Price Insight

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.



BANYAN HOUSE

MKN ROAD, ALANDUR.

Appaswamy Banyan House

Alandur, Chennai

₹ 44.1 Lacs onwards



Project Size
4 Towers



Configurations
1,2,3,4 Bedroom Apartment



Possession Starts
Mar '17

Livability Score





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

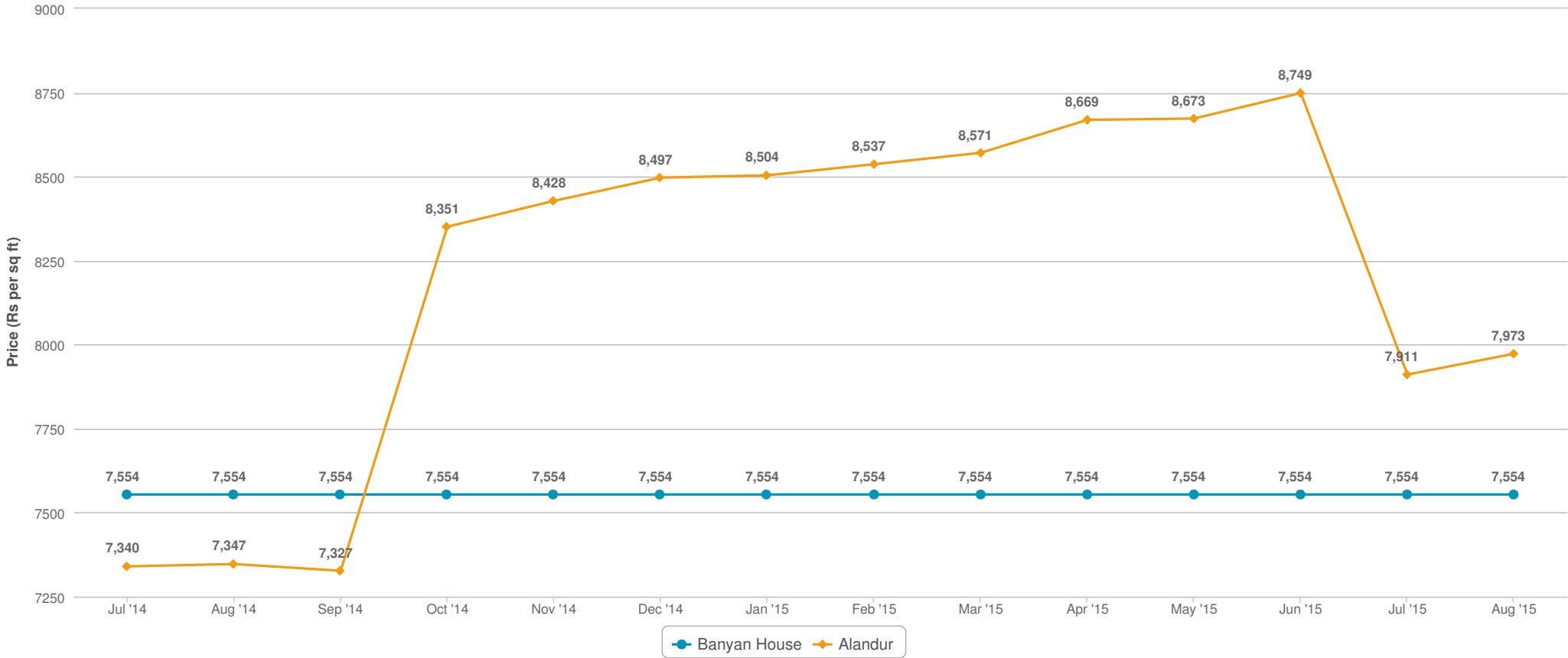


Demand Comparison

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 Banyan House

Appaswamy Banyan House VS Alandur, Chennai



Property Type	1BHK+1T	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	613, 618, 623	1190, 1230, 1267, 1268	1640, 1752, 1893	2263



Price Comparison With Other Projects Similar To Appaswamy Banyan House



Appaswamy Banyan House
Alandur, Chennai



Casa Grande Manapakkam
Villas
Manapakkam, Chennai



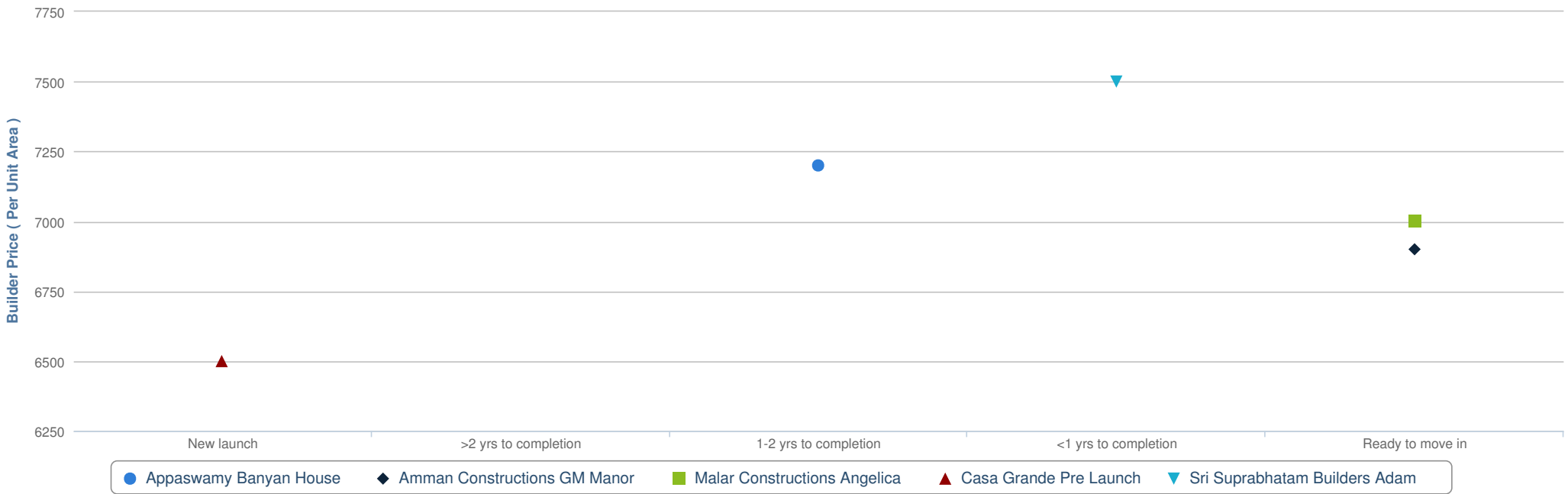
Casa Grande Pre Launch
Alandur, Chennai

Primary Purchase Price	7,200/sq.ft.	7,650/sq.ft.	6,500/sq.ft.
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 Appaswamy Banyan House



Appaswamy Banyan House's current price is Rs. 7200/sq. ft. and it is in Under Construction stage.

In comparison to locality, Appaswamy Banyan House is underpriced by Rs. 495.9/sq. ft.

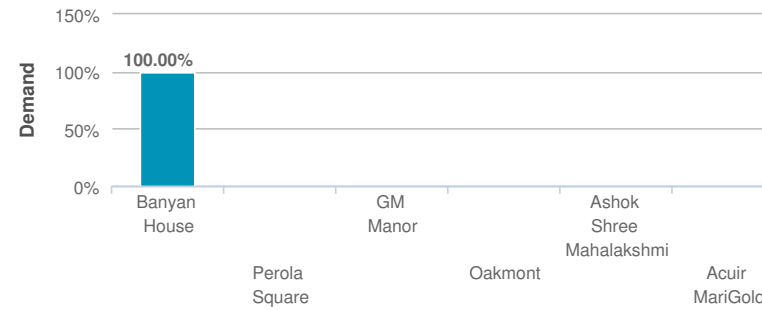
Highest price in the locality is for Sri Suprabhatam Builders Adam at 7500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Casa Grande Pre Launch at 6500/sq. ft. and it is in Launching Soon stage.

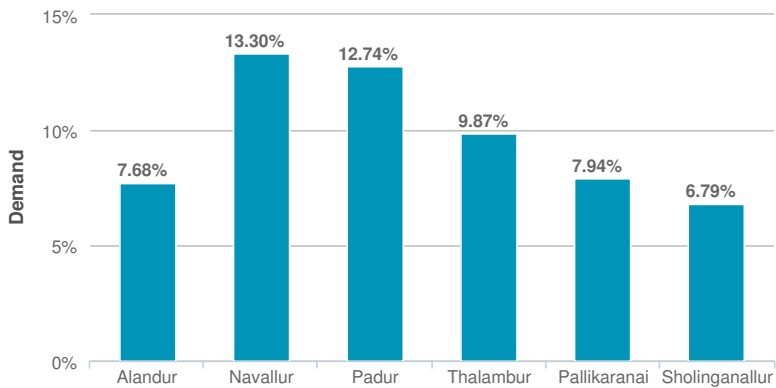
Analysis

- Banyan House has 100.00 % demand amongst all projects in Chennai.
- The highest demand 100.00% in Chennai is for Banyan House.
- The lowest demand 0.00% in Chennai is for Perola Square

Demand of projects in 5 km vicinity of Appaswamy Banyan House



Demand in popular localities of Chennai



Analysis

- Alandur has 7.68 % 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 Banyan House Comparison With Other Similar Projects



Appaswamy Banyan House
Alandur, Chennai



Casa Grande Manapakkam
Villas
Manapakkam, Chennai



Casa Grande Pre Launch
Alandur, Chennai

Livability Rating*	7.8/10	7.7/10	7.9/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Appaswamy	Casa Grande	Casa Grande
Locality	Alandur, Chennai	Manapakkam, Chennai	Alandur, Chennai
Number of Towers	4	N.A.	N.A.
Project Land Area	N.A.	N.A.	5.34 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

Appaswamy Banyan House Comparison With Other Similar Projects (Continued ...)



Appaswamy Banyan House
Alandur, Chennai



Casa Grande Manapakkam
Villas
Manapakkam, Chennai



Casa Grande Pre Launch
Alandur, Chennai

Part of Township

No

No

No

Average Flats Per Floor

7.73

N.A.

N.A.

Loading Percentage

N.A.

N.A.

N.A.

Launch Date

Aug `14

N.A.

N.A.

Possession Date

Mar `17

Jan `17

Apr `17

Delay

3 month(s)

On time

On time

Amenities Comparison Of Appaswamy Banyan House With Other Similar Projects



Appaswamy Banyan House
Alandur, Chennai



Casa Grande Manapakkam Villas
Manapakkam, Chennai



Casa Grande Pre Launch
Alandur, Chennai

Rain Water Harvesting			
Intercom			
Children's play area			
Gymnasium			
Swimming Pool			

Common Amenities

Club House

Amenities not available in any project

Sports Facility Cafeteria Jogging Track Multipurpose Room Golf Course 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.
- Greenville 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

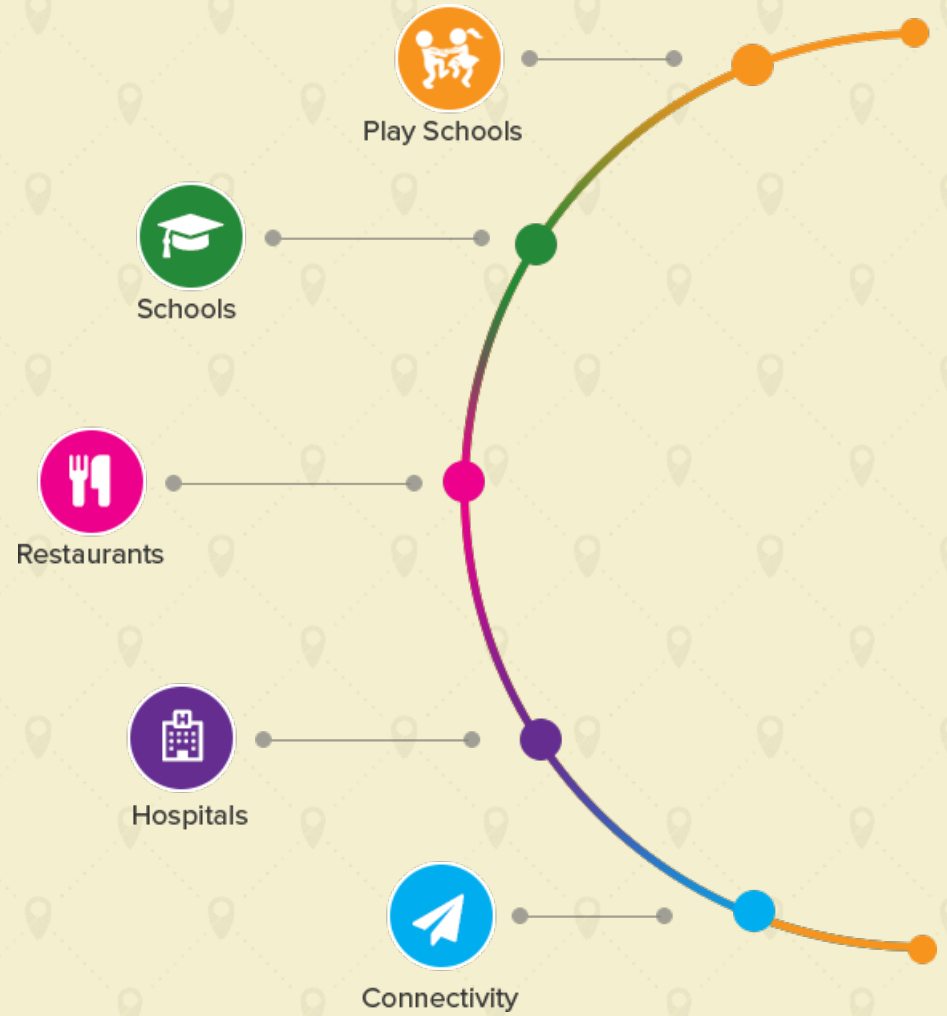
Appaswamy The Bloomingdale

Pammal, Chennai

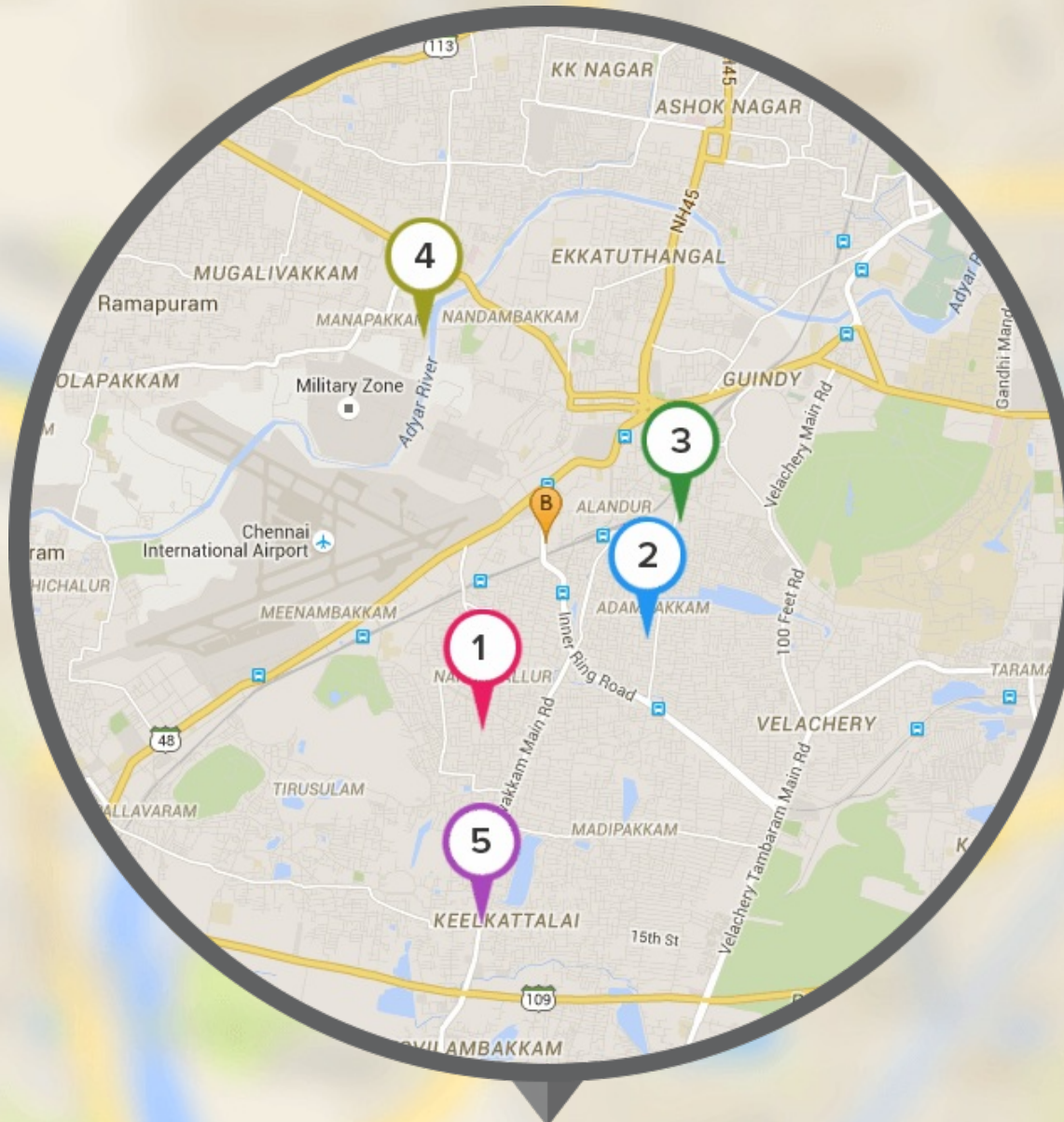
Project is expected to be delivered on Apr, 2017
after a delay of 7 month(s).
Has seen a price appreciation of 3.7 % over last 20
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near Appaswamy Banyan House, Chennai



Play Schools

Top 5 Play Schools (within 5 kms)

- 1** I Play I Learn - Nanganallur
★★★★★ 2.22Km
- 2** INTERNATIONAL MONTESSORI PLAY SCHOOL
★★★★★ 1.55Km
- 3** Little Flower Nursery School
★★★★★ 1.50Km
- 4** Aloha Kinderstart
★★★★ 2.62Km
- 5** Diiseny Kindergarten - Trinity Academy
★★★★ 4.30Km

B Represents the location of Appaswamy Banyan House

Schools Near Appaswamy Banyan House, Chennai



Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | D.A.V. Public School | ★★★★★ | 3.94Km |
| 2 | Amrita Vidyalayam | ★★★★★ | 4.02Km |
| 3 | HIndustan University | ★★★★★ | 2.08Km |
| 4 | Sri Chakravarty International Matriculation Academy | ★★★★★ | 0.99Km |
| 5 | Little Millennium, Adambakkam | ★★★★★ | 1.62Km |

B Represents the location of Appaswamy Banyan House

Restaurants Near Appaswamy Banyan House, Chennai



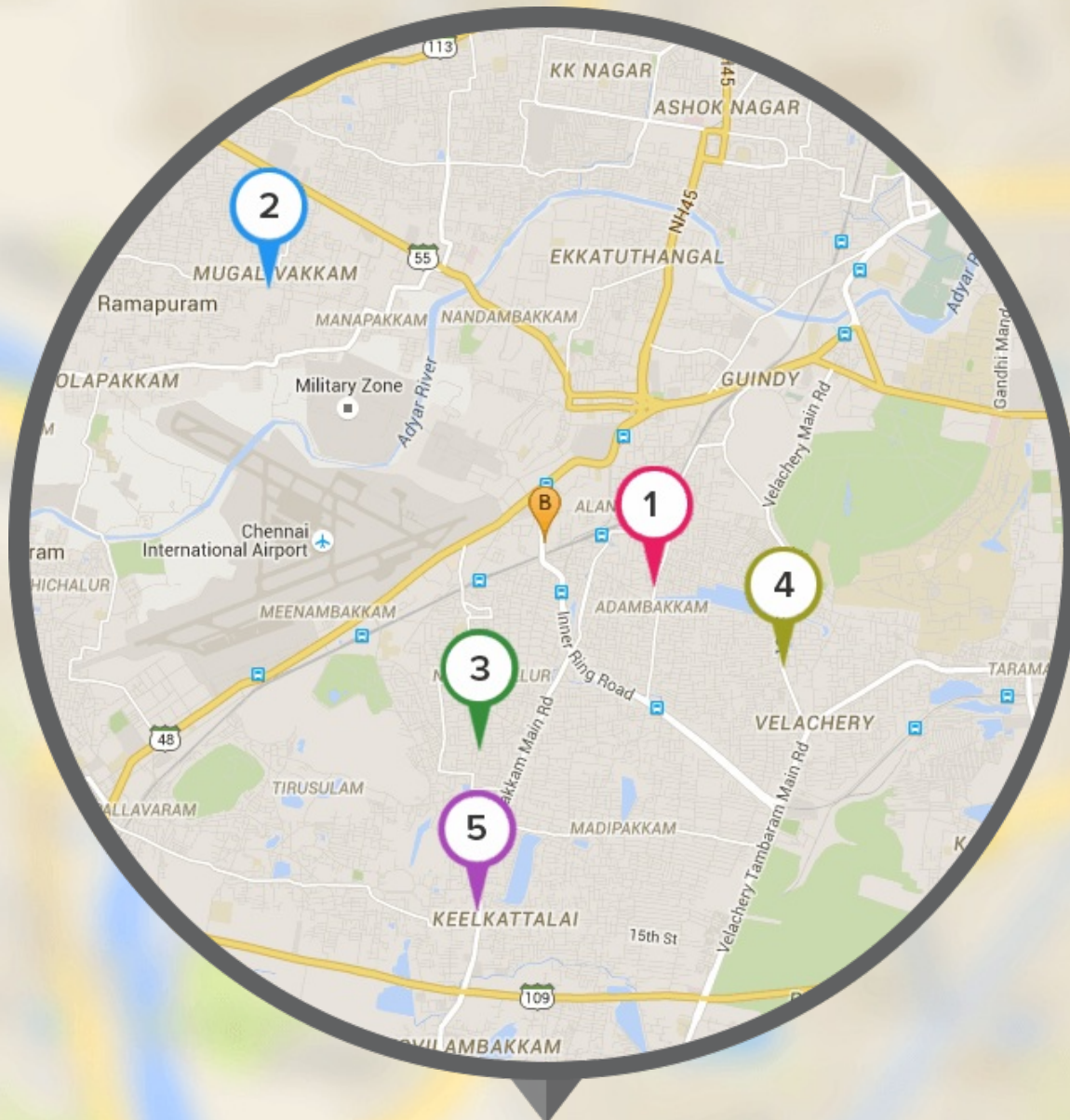
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|-------------------------|---|--------|
| 1 | China Express | ★ | 3.31Km |
| 2 | Thalappakattu Fast Food | ★ | 4.16Km |
| 3 | Palm Shore | ★ | 3.15Km |
| 4 | Hotel Amirdham | ★ | 4.42Km |
| 5 | Amrutha Hotel | ★ | 3.17Km |

B Represents the location of Appaswamy Banyan House


Hospitals Near Appaswamy Banyan House, Chennai



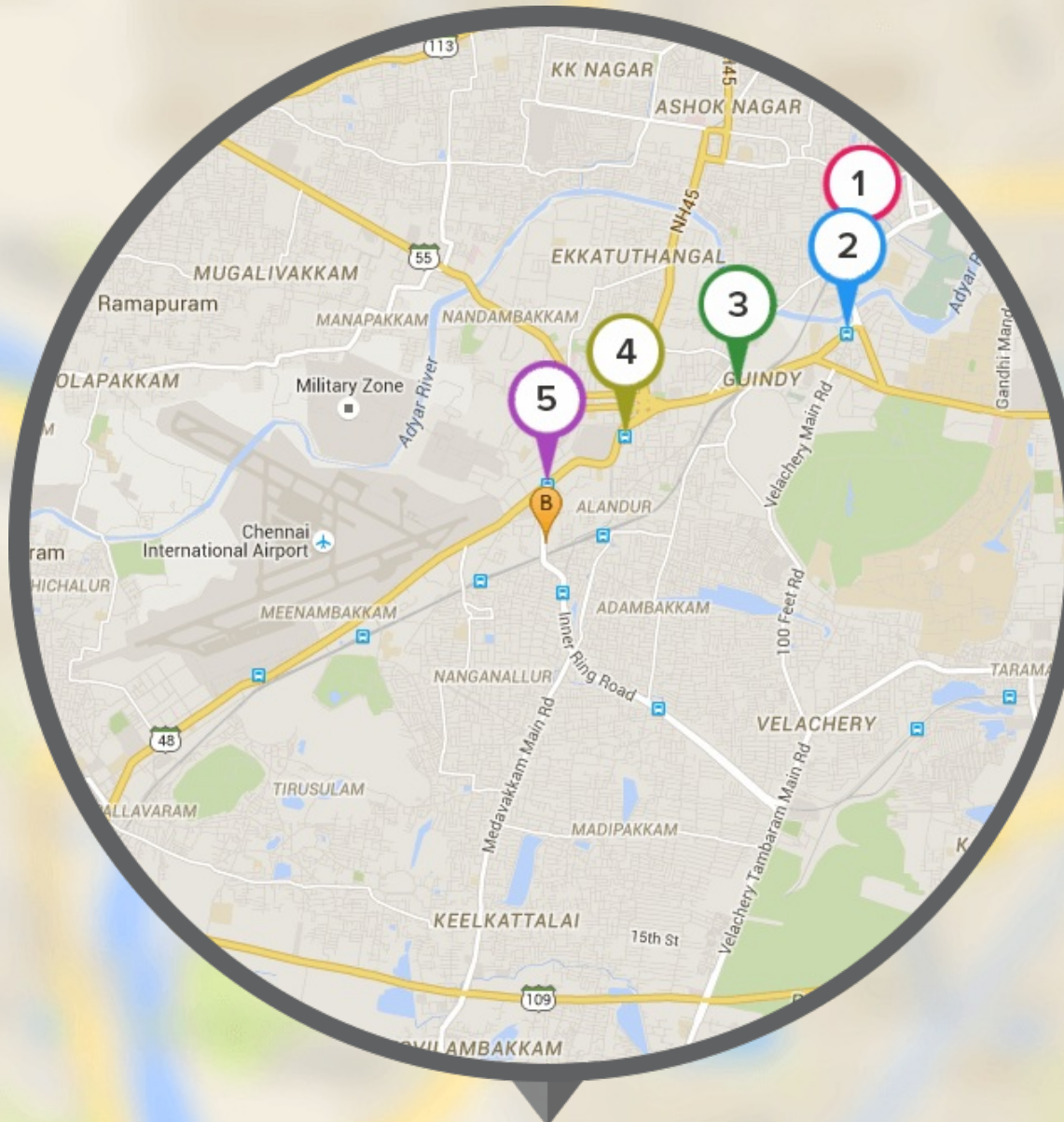
Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---|------|--------|
| 1 | Dr Parthasarathy Memorial Hospital | ★★★★ | 1.32Km |
| 2 | St Thomas Hospital | ★★★★ | 4.16Km |
| 3 | Srinivasan Rajalakshmi Meorial Hospital | ★★★★ | 2.43Km |
| 4 | Adhipathi Nursing Home | ★★★★ | 3.00Km |
| 5 | Grace Multispeciality Hospital | ★★★★ | 4.18Km |

 Represents the location of Appaswamy Banyan House

Connectivity Near Appaswamy Banyan House, Chennai



Top 5 Connectivity (within 5 kms)

1	Saidapet	★★★★★	4.62Km
2	Little Mount	★★★★★	4.06Km
3	Guindy	★★★★★	2.72Km
4	Alandur	★★★★★	1.46Km
5	Officers Training Academy	★★★★★	0.66Km

B Represents the location of Appaswamy Banyan House

Connectivity



PROPTIGER



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