




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

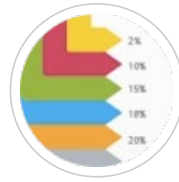
 10,000+
Builders

 1,200+
Localities

Report Created On - 7 Oct, 2015

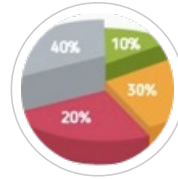


What is *PROPINSIGHT?*



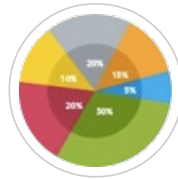
Price Insight

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.



SIS Queenstown


Guduvancheri, Chennai


₹ 21.2 Lacs onwards

Livability Score



 Project Size
5 Towers

 Configurations
2,3 Bedroom Apartment

 Possession Starts
Jun '17



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

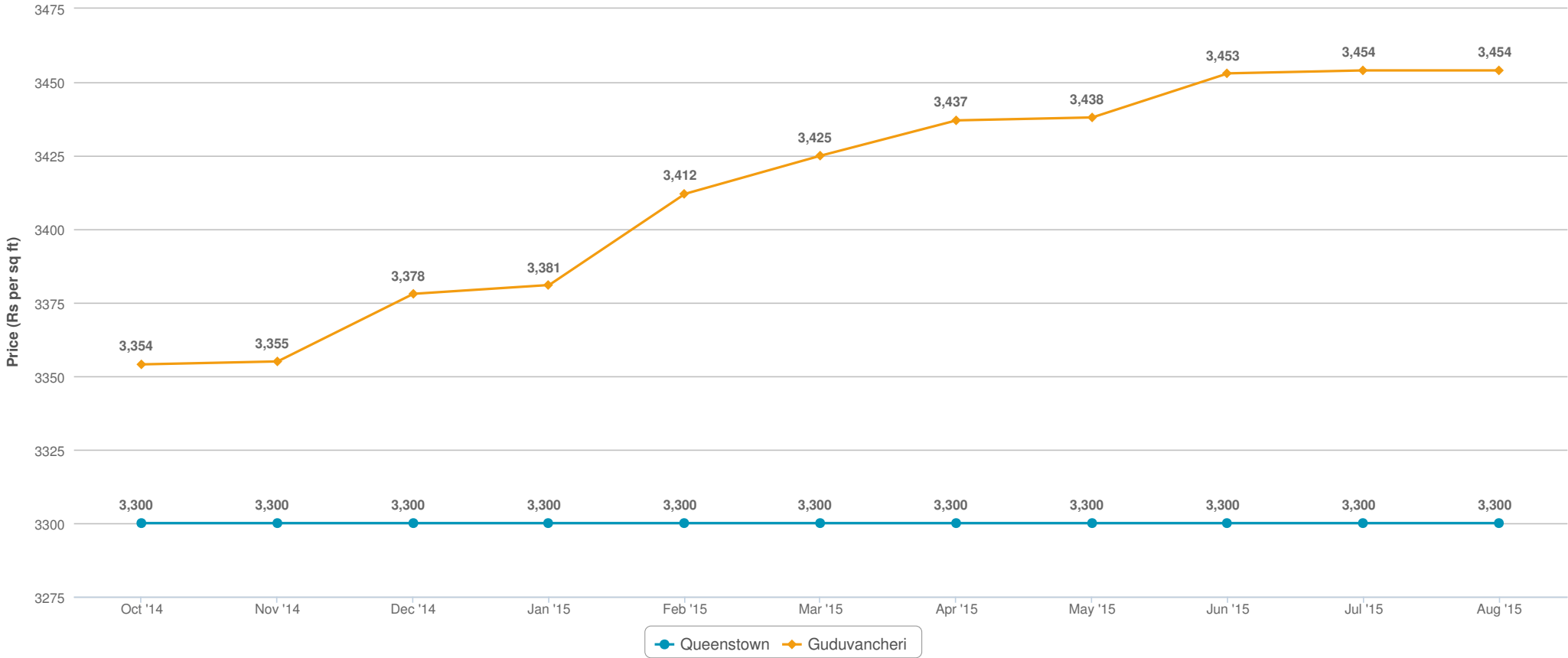


Demand Comparison

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

Price Trend Of SIS Queenstown

SIS Queenstown VS Guduvancheri, Chennai



Property Type	2BHK+2T	3BHK+3T
Area (sq.ft.)	623, 1037, 1047, 1057, 1086, 1226, 1304	1263, 1272, 1280, 1373, 1416, 1487, 1538



Price Comparison With Other Projects Similar To SIS Queenstown



SIS Queenstown
Guduvancheri, Chennai



Vamanan Estates Villa Shakunta
Nallambakkam, Chennai



RRP Thamarai Villa
Guduvancheri, Chennai

Primary Purchase Price

3,400/sq.ft.

3,200/sq.ft.

3,156/sq.ft.

Advance Maintenance Charges (Month)

Rs. 1 (One time)

N.A.

Rs. 1 (One time)

Car Parking Charges

Open : Rs. 2 Lacs (One time)

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

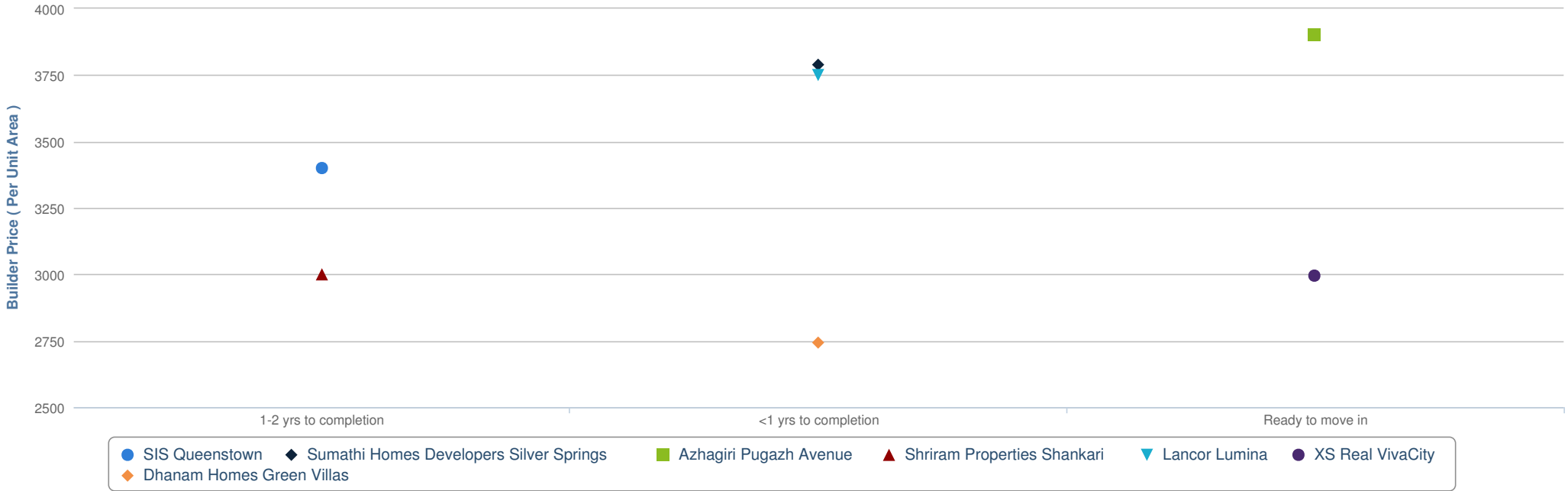
N.A.

Rs. 25,000 (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of SIS Queenstown



SIS Queenstown's current price is Rs. 3400/sq. ft. and it is in Under Construction stage.

In comparison to locality, SIS Queenstown is underpriced by Rs. 191.77/sq. ft.

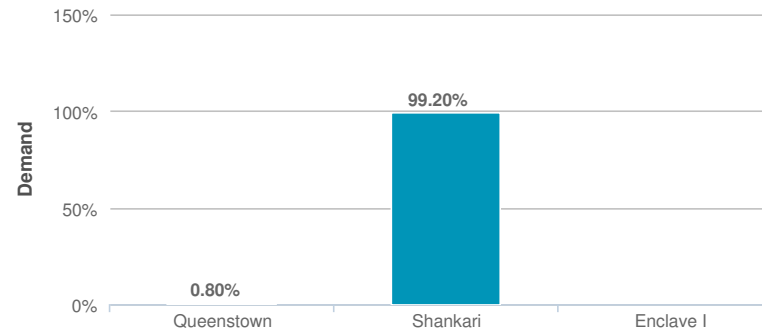
Highest price in the locality is for Azhagiri Pugazh Avenue at 3902/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Dhanam Homes Green Villas at 2743/sq. ft. and it is in Under Construction stage.

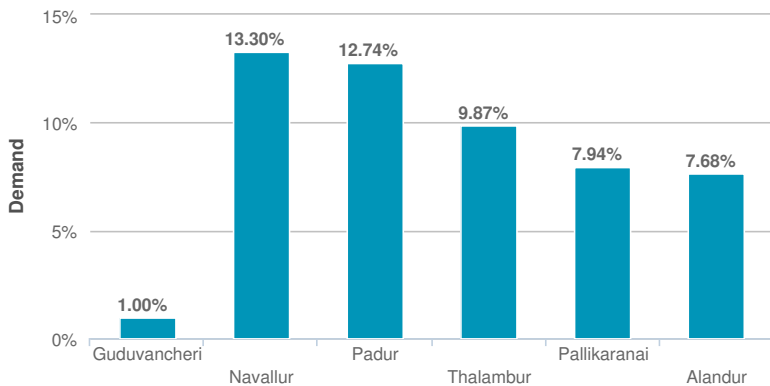
Analysis

- Queenstown has 0.80 % demand amongst all projects in Chennai.
- The highest demand 99.20% in Chennai is for Shankari.
- The lowest demand 0.00% in Chennai is for Enclave I

Demand of projects in 5 km vicinity of SIS Queenstown



Demand in popular localities of Chennai



Analysis

- Guduvancheri has 1.00 % demand amongst all projects in Chennai.
- The highest demand 13.30% in Chennai is for Navallur.
- The lowest demand 1.00% in Chennai is for Guduvancheri



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

SIS Queenstown Comparison With Other Similar Projects



SIS Queenstown
Guduvancheri, Chennai



Vamanan Estates Villa Shakunta
Nallambakkam, Chennai



RRP Thamarai Villa
Guduvancheri, Chennai

Livability Rating*	7.1/10	6.7/10	6.4/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	SIS	Vamanan Estates	RRP
Locality	Guduvancheri, Chennai	Nallambakkam, Chennai	Guduvancheri, Chennai
Number of Towers	5	N.A.	N.A.
Project Land Area	5.46 Acres	10 Acres	30 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



SIS Queenstown
Guduvancheri, Chennai



Vamanan Estates Villa Shakunta
Nallambakkam, Chennai



RRP Thamarai Villa
Guduvancheri, Chennai

Part of Township	No	No	No
Average Flats Per Floor	12.11	N.A.	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jan `15	Sep `13	Feb `14
Possession Date	Jun `17	Dec `15	Dec `15
Delay	3 month(s)	6 month(s)	9 month(s)

Amenities Comparison Of SIS Queenstown With Other Similar Projects



SIS Queenstown
Guduvancheri, Chennai



Vamanan Estates Villa Shakunta
Nallambakkam, Chennai



RRP Thamarai Villa
Guduvancheri, Chennai

Indoor Games			
Car Parking			
Club House			
Intercom			
Landscaped Gardens			

Common Amenities Gymnasium Swimming Pool Children's play area Rain Water Harvesting Power Backup 24 X 7 Security

Amenities not available in any project 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 (SIS)



South India Shelters Pvt Ltd was established in 2002 as a Real Estate development company in Chennai with a vision to incorporate the most modern features and amenities at a reasonable price in our residential projects. Rich experience and confidence garnered from the past projects like architect designed independent bungalows, Commercial complexes and specialized projects like Glass House, Swimming pools gave us the necessary impetus to embark into development of multi storeyed residential projects armed with necessary expertise and better customer understanding. Our unbridled passion and genuine team effort has helped us in achieving our dream of Turning Lands into Landmarks.

Experience	13 Years
Project Delivered	4
Ongoing Projects	2

Top Projects Delivered By SIS



Livability Score

7.8

SIS Meridian
Velachery, Chennai

Project was delivered on Jun, 2010



Livability Score

5.6

SIS Safaa
Guduvancheri, Chennai

Project was delivered on Apr, 2015 after a delay of 3 month(s).



Livability Score

7.2

SIS Marakesh

Urapakkam, Chennai

Project is expected to be delivered on Oct, 2015
after a delay of 1 month(s).

Has seen a price appreciation of 13.5 % over last 29
month(s)



Livability Score

7.1

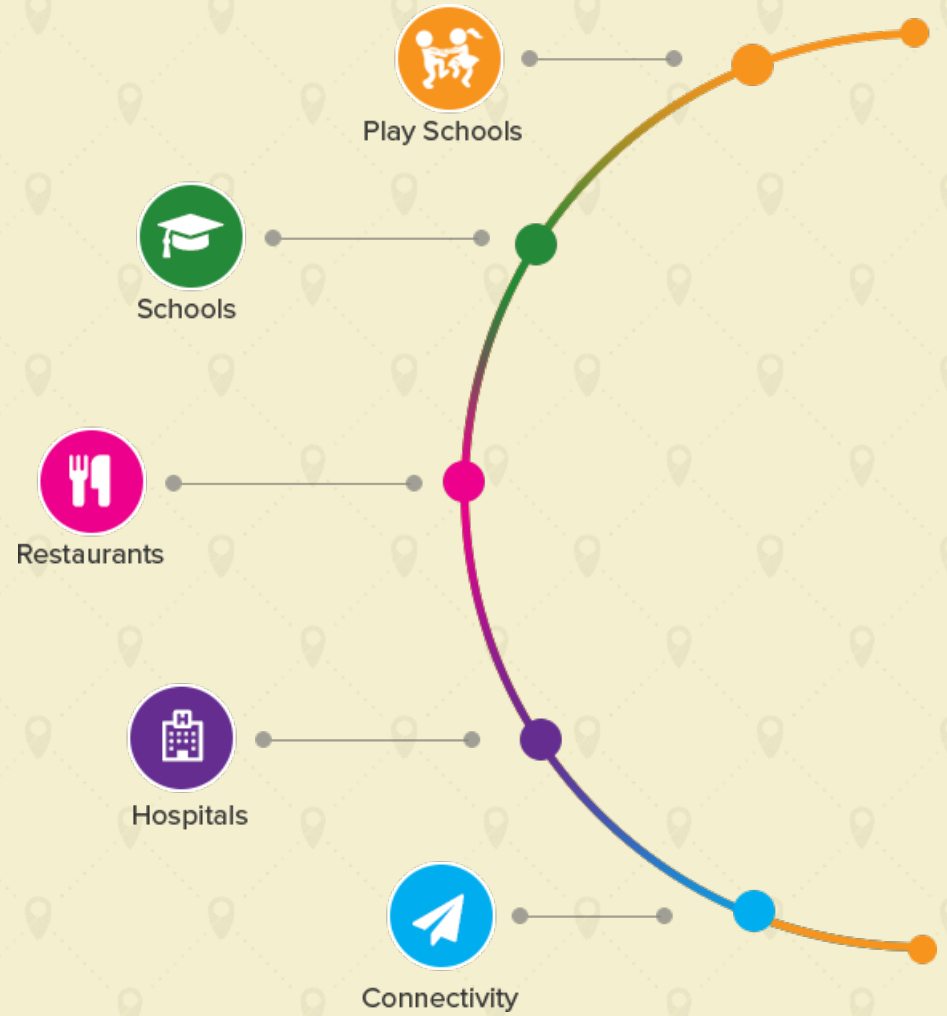
SIS Queenstown

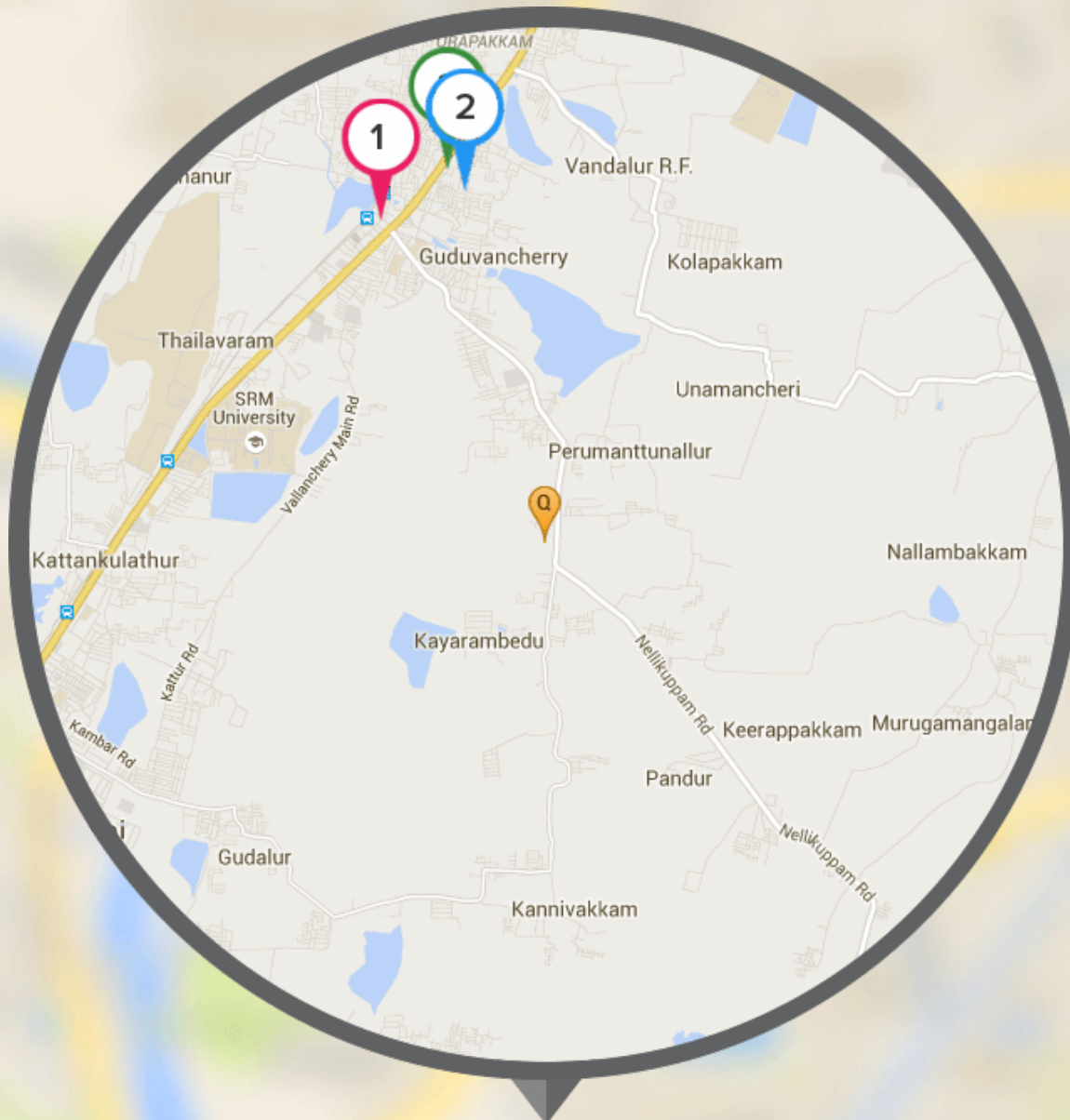
Guduvancheri, Chennai

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

LOCALITY INSIGHT


Everything you want to know about the locality



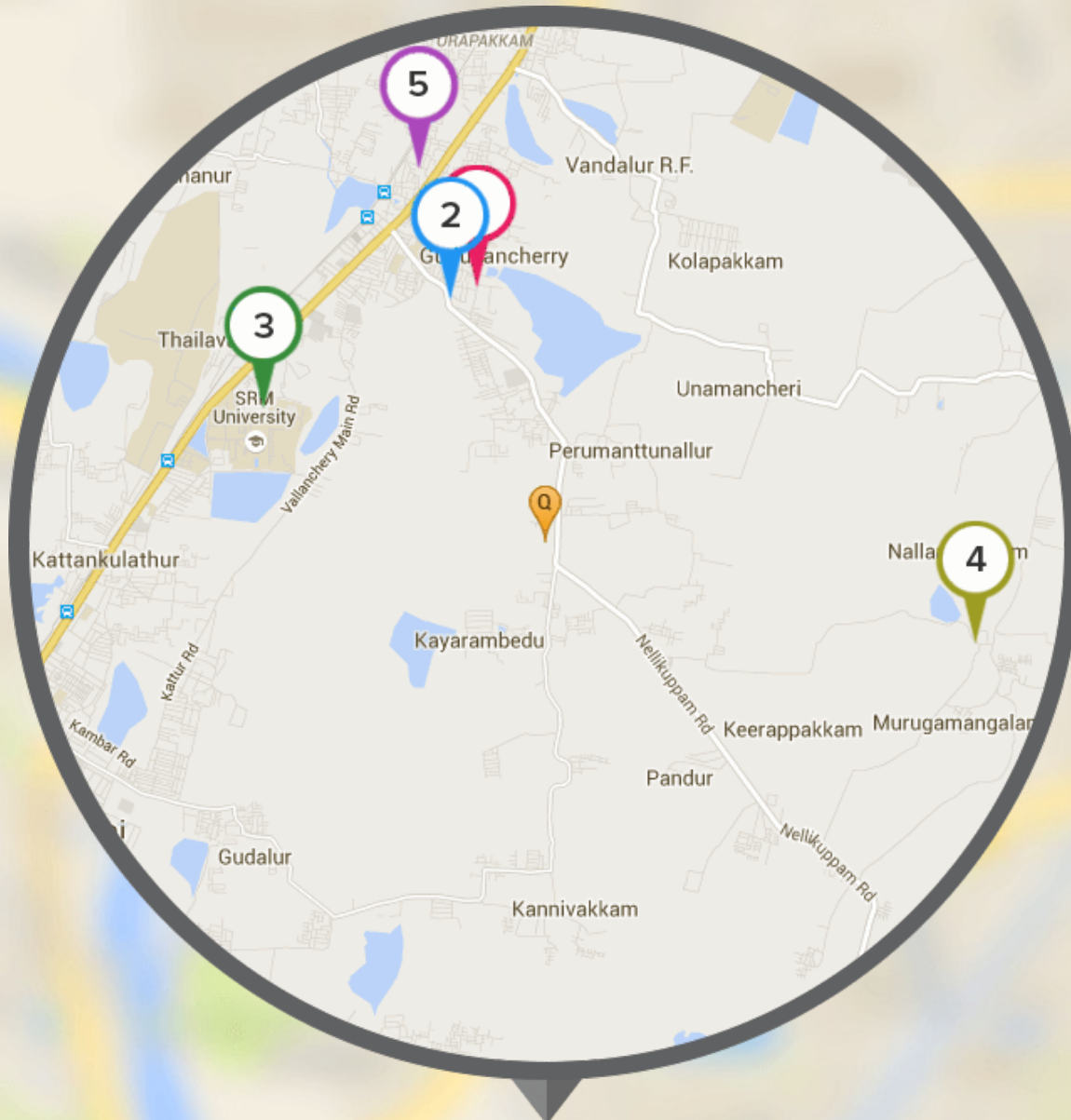


Top 3 Play Schools (within 5 kms)

- | | | |
|---|------------------------------------|--------|
| 1 | Eurokids Preschool
★★★★★ | 4.00Km |
| 2 | S.M.N. Park Play School
★★★★ | 3.98Km |
| 3 | Chocolate kids play school
★★★★ | 4.27Km |

 Represents the location of SIS Queenstown

Play Schools



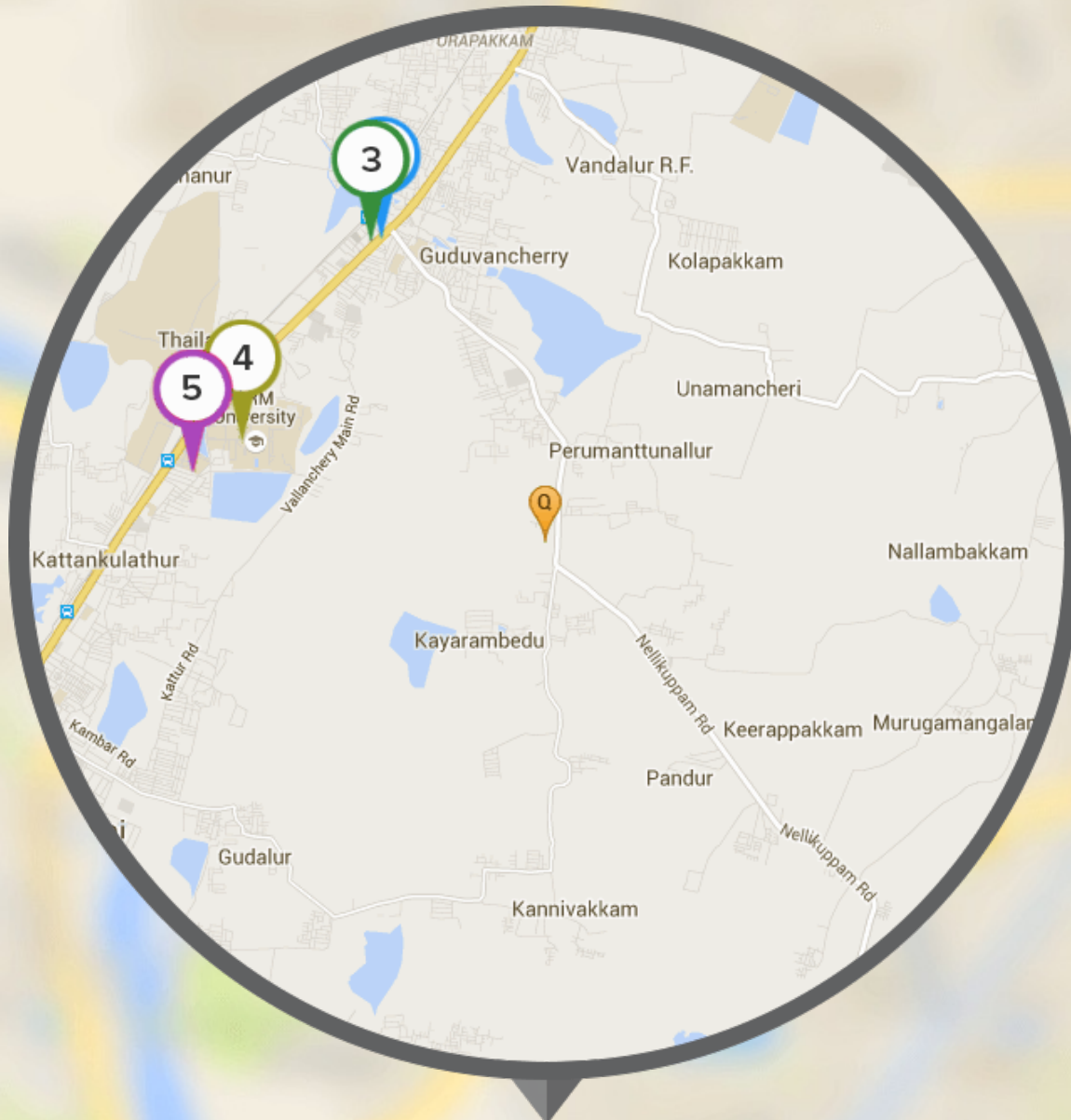
Top 5 Schools (within 5 kms)

- 1** Euroline International
★★★★★ 2.90Km
- 2** St.Mary's Matriculation School
★★★ 2.88Km
- 3** SRP GROUP OF SCHOOLS
★★★ 3.47Km
- 4** Kumizhi School
★★★ 4.90Km
- 5** St John's Matriculation School
★★★ 4.35Km

Represents the location of SIS Queenstown


Schools

Restaurants Near SIS Queenstown, Chennai

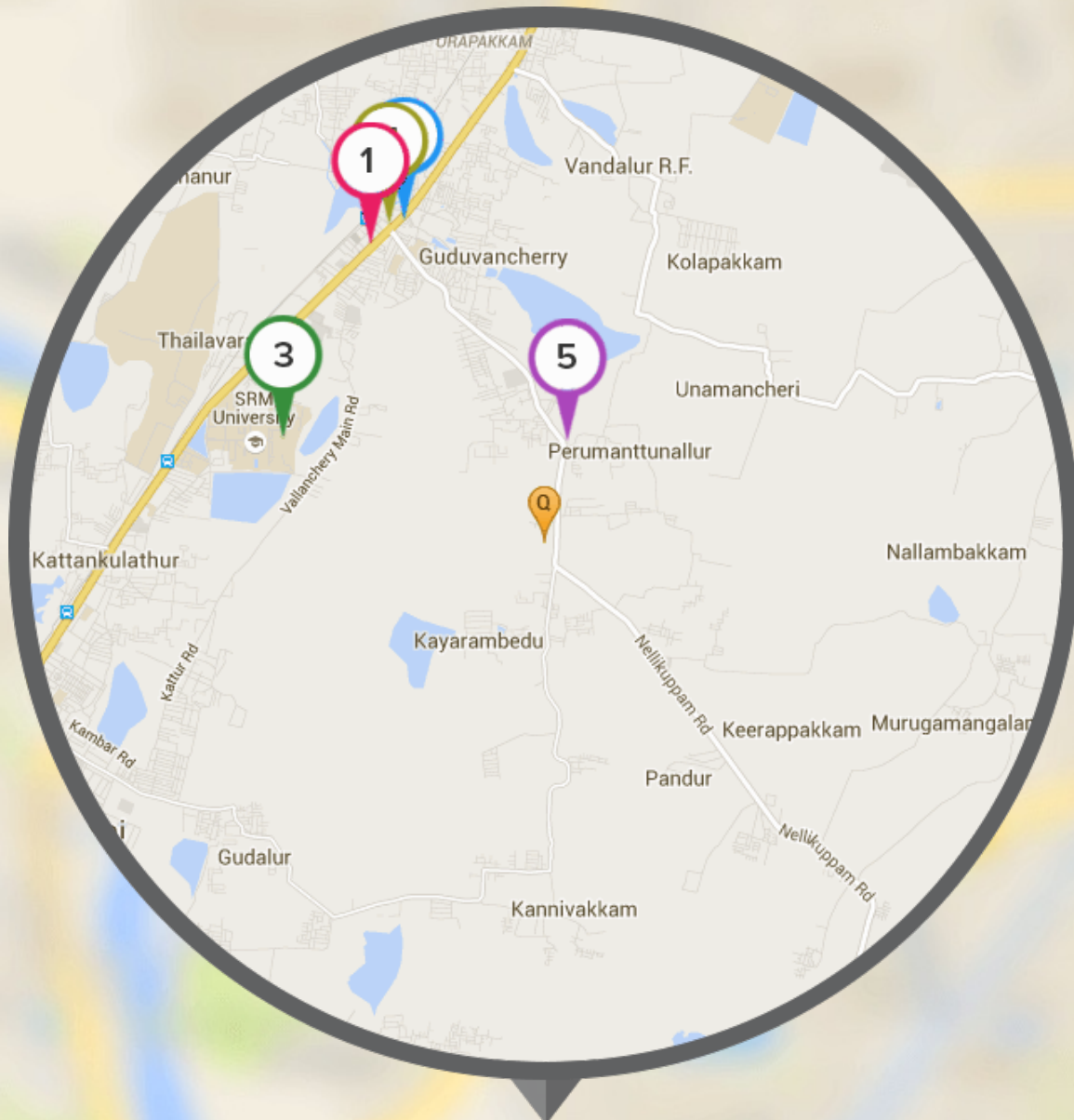


Top 5 Restaurants (within 5 kms)

- | | | | |
|---|--------------------|---|--------|
| 1 | Real Food Mall | ★ | 3.99Km |
| 2 | Food King Cafe | ★ | 3.81Km |
| 3 | nandini coffe shop | ★ | 3.83Km |
| 4 | Chettinadu | ★ | 3.54Km |
| 5 | kolakata dhaba | ★ | 4.00Km |

 Represents the location of SIS Queenstown


Hospitals Near SIS Queenstown, Chennai



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** K.R. Nursing Home
★★★★ 3.83Km
- 2** Sumana Good Will Home
★★★ 3.91Km
- 3** SRM General Hospital
★★★★ 3.14Km
- 4** Sri Sathya Sai Homeo Clinic
★★ 3.91Km
- 5** Sree Lakshmi Speciality Clinic
★★ 1.13Km

 Represents the location of SIS Queenstown



PROPTIGER



End to End Services



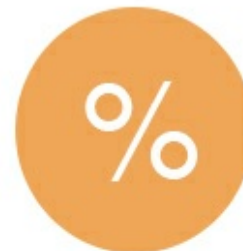
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