

# Vandalur – Guduvanchery – Chengalpattu

GST Road or NH-45 is a long 400 Km highway connecting Chennai to Trichy. It can be divided into sections as per the scale of development, real estate activity and proximity to Chennai city. Many upcoming residential and commercial localities like Vandalur, Urappakkam, Maraimalai Nagar, Guduvanchery, Singaperumal Koil, and Chengalpattu lie on the second stretch of GST Road.

These localities started getting developed post establishment of 1500 acre Mahindra World City at Chengalpattu and Ford’s manufacturing plant at Maraimalai Nagar. Estancia IT SEZ also lies on this belt of GST Road. Good Road Connectivity, existing Suburban Train Network and proximity to the airport are some of the factors that have led to home buyers preferring these localities.



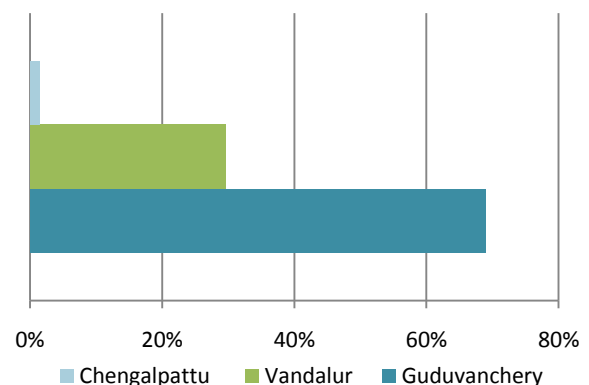
## Some Facts

**Road Connectivity** GST Road, Vandalur – Kelambakkam Road, SH-57 (Oragadam Road), Chengalpattu – Thiruporur Road, Kanchipuram – Chengalpattu Road, Chennai Bypass Road

**Public Transport** Chennai Suburban Rail Network via Beach – Tambaram – Chengalpattu line, Monorail (proposed)

**Distance from Vandalur** Airport : 15 Kms  
OMR : 20 Kms  
Mahindra World City : 20 Kms  
Shriram Gateway : 1.5 Kms

## Locality Ranking - Vandalur, Guduvanchery, Chengalpattu

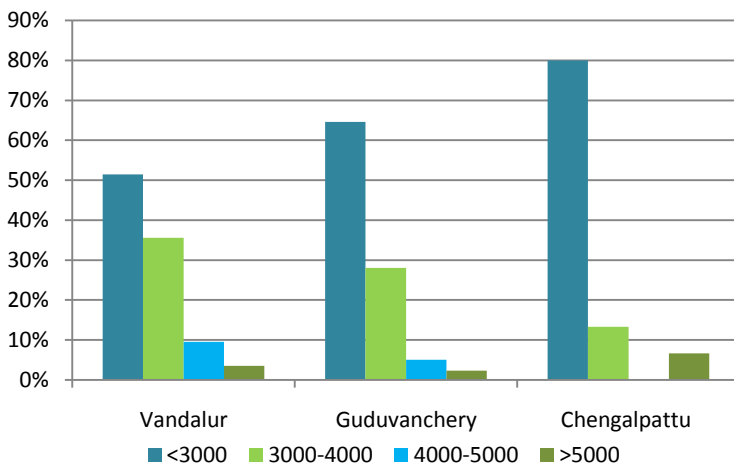


- Mahindra World City is one the major landmarks and has a dedicated station
- The road and rail network for the localities already exists
- The South West Suburban Rail from Chennai Beach to Chengalpattu connects all the major locations to the city
- The under construction 6 lane Outer Ring Road from Vandalur – Nazarathpet – Nemilichery will connect GST Road to NH4 and NH 205
- The proposed Monorail will connect Vandalur to Velachery
- Chennai Airport will be the closest metro station for the upcoming Metro Rail

### Major Residential Projects in Vandalur, Guduvanchery, Chengalpattu:

PROJECT	DEVELOPER	PROPERTY PRICE (INR psft)
<b>Vandalur</b>		
IBIS Fields	Rajeswari Infrastructure	3500
<b>Guduvanchery</b>		
Lumina	Lancor Holdings	3525
Viva City	XS Realty	2600
Ascon Residency	RRP House Pvt Ltd	2750
<b>Chengalpattu</b>		
Mountain Stream	Green Peace	650 (Land)
Daffodils	Victory Valley	400 (Land)

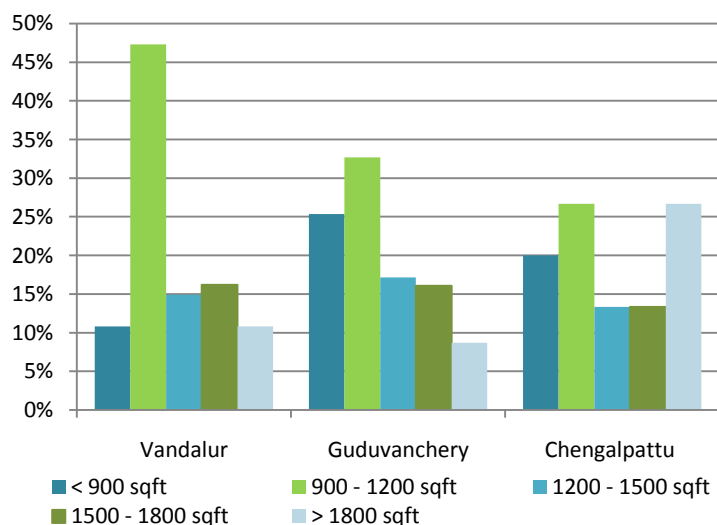
### Budget Preference of Buyers (per Sqft unit rate)



- Being outskirts localities the most preferred budget for property purchase is under INR 3000 psft
- Also the price preference is directly proportional to the distance of the locality from the city
- Chengalpattu is one of the hot and growing locations for land investments
- Apartment prices are also affordable in Vandalur and Guduvanchery
- Residential demand will increase in this belt especially Vandalur once the Outer Ring Road becomes operational and work begins for the proposed Monorail

- The Maximum demand is for a decent sized 2BHK with over 25% buyers looking for a 900 – 1200 sqft property
- As the expanse of the city increases these areas will grow
- Good investment option with long term perspective in mind
- Land is a better investment option here compared to apartments

### Unit Size Preference of Buyers



### About IndiaProperty.com

India Property Online Pvt. Ltd. is country's leading portal in the online real estate space. Launched in 2006, IndiaProperty.com offers one-stop property marketing solutions serving builders, real estate agents and home owners to sell or rent their properties, while offering a feature rich interface for property buyers to search and identify properties that match their requirement. The portal receives over 1.2 million unique visitors a month, has 4.5 lakh properties listed across 20 cities, 3 million active registered users and over 1000 new projects advertised.