

DEC 2022
ISSUE -10

Greenfield airport at Parandur

Housing prices move forward in

Editor's Note

Real Estate in Chennai is bouncing back to new highs after the pandemic-induced slowdown. With home buyers wanting to expand and upgrade their lifestyle, real estate is beginning to benefit and match the renewed vigour of the people. Extra space for work-from-home (a separate office space at home) and familial bonding concepts are turning home buyers to seek bigger and better homes with amenities, style, and comfort.

The pandemic has changed consumer behaviour, buyer type, mode of searching for properties, and prices. House search has turned the digital way and the millennial generation prefers to buy homes rather than rent. Buying is going to happen NOW as prices will soar, opine the buyers. Though bank Interest has gone up compared to the previous year, it is still considerably less and therefore there has been a lot of buying in the real estate sector as it is the best time to invest.

The demand in the real estate sector is seeing an upward trend despite an increase in the cost of construction materials (up by 20%). Actually, home seekers are urged to buy now they fear that prices might soar higher. A study by 'India Real Estate H1-2022' says that Chennai's residential market has registered a 21% year-on-year growth in sales during the first half of 2022.

Another reason why people are increasingly viewing real estate as an investment because compared to all other investment classes, it is the most profitable. In other words, it delivers high returns in the long run and can provide a steady cash flow and several tax benefits. Investing options such as stocks or mutual funds cannot guarantee you a profit unlike its tangible comparable namely, plots, homes or apartments.

We at KG, are excited to present you with new and sought-after projects at prime locations in Chennai, such as **TTK Road, Anna Nagar, Sholinganallur, Mogappair, Srinagar Colony, Toll Gate, and Tiruvotriyur.**

Owning a home gives one emotional security and is a sign of financial affluence. KG's exhilarating new launches that will be rolled out soon will give buyers all this and much more!

Warm Regards



Gayithri Punjabi-Mirza
(Vice President)



GREENFIELD AIRPORT AT PARANDUR



Reference article: published on Aug 23, 2022 in www.hindustantimes.com

Chennai will soon get its second airport in Parandur, 59 km from the existing airport. Chief minister MK Stalin recently announced that the greenfield airport will be built at an estimated cost of ₹20,000-crore. It will have an annual capacity of 10-crore passengers, while the existing airport has a capacity of 2.2-crore passengers annually.

The airport site near Sriperumbudur in Kancheepuram district is estimated to be spread across 4000 acre which will have two runways among other amenities. Passengers landing at this airport will be able to take the metro to the city. Chennai Metro Rail Limited (CMRL) is planning to build a rail line connecting Parandur to Poonamallee.

A new metro line between Light House and Poonamallee via Vadapalani and Porur has been planned under the Chennai Metro Rail Project Phase II. Already the work in the 118.9 km phase 2 project is on. It will also link localities like Mylapore, Nandanam, T. Nagar and Kodambakkam. Already 111 pillars have been built between Porur and Poonamallee covering a distance of 7.94 km and this line is expected to be thrown open by June 2023.

Localities along this line Iyyappanthangal, Porur and Mangadu, to name a few are being sought after by home buyers. A number of real estate developers are eyeing vast tracts of land along the railway line to launch their mega projects. All round business development would beckon more and more investors to this western neighbourhood of the city.

HUMOUR BYTES!

I spotted a group of people standing on the corner of the street drinking earl grey. Turns out it was a T junction

HOUSING PRICES MOVE FORWARD IN



Poonamallee, which is the gateway to Chennai city from the Western side is very close to Chennai Outer Ring Road and NH 48. The neighbourhood, one of the fastest growing one, is surrounded by infrastructural facilities and it is also easily approachable from the CMBT. Localities close to it are Mangadu, Avadi, Porur, Tambaram and Iyyappanthangal.

Though it was a green suburb in 20 years ago, the area has been witnessing a sea change in the realty sector. Today, the average price of one sq-yard (1 sq-yd = 9 sq.ft) is Rs. 40,857. This price has been rising steadily over 10 years, it was just Rs.17,031 Sq-yd during Jul-Sep last year. Its strategic location and infrastructural growth contribute to the demand in housing sector here. But still, KG's prices are much lower compared to all other builders at just **Rs. 3,499** per sq.ft.

IT Hubs: The IT companies are near to Hitech City and Annanagar and Porur and the workforce want to have their residences close by.

Educational Institutions: It is home to many good schools and a number of engineering colleges like Sree Sastha Institute of Engineering & Technology, SRK Engineering College among a few.

Healthcare: Facilities are very good in this locality. Parvathy Hospital, SIMS Hospital and Be Well Hospital are very well equipped ones and residents can rush in with emergencies 24/7.

Entertainment: Malls like Forum Vijaya Mall, Phoenix Marketcity and Ramee Mall with their retail outlets of national and international brands give the people the necessary break from their daily routine.

With the proposed new metro lines and the elevated 6-lane express highway (connects Outer Ring Road and Sriperumbudur), it will turn out to become one of the most developing neighbourhood of Chennai.

Reference : Magicbricks

HOUSES TURN DEARER: JLL

The rise in mortgage and property rates has decreased the affordability of home buyers in 7 cities, say JLL, property consultants. "Kolkata is the most affordable residential market among Pune, Hyderabad, Bengaluru, Chennai, New Delhi, and Mumbai. The consultant released its Home Purchase Affordability Index (HPAI) which signifies whether a household earning an average annual income is eligible for a housing loan on a property in the city, at the prevailing market price. According to the report based on the HPAI values, Kolkata is the most affordable residential market. It is followed by Pune and Hyderabad, Bengaluru, Chennai, New Delhi, and Mumbai.

Reference article: published on Dec 6, 2022 in [The Asian Age](http://TheAsianAge.com)

KG CENTRE POINT READY TO OCCUPY



PHASE 3
COMPLETED BLOCK VIEW



PHASE 3
COMPLETED BLOCK VIEW



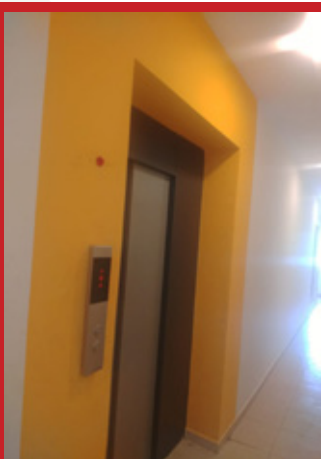
PHASE 3
COMPLETED BLOCK VIEW



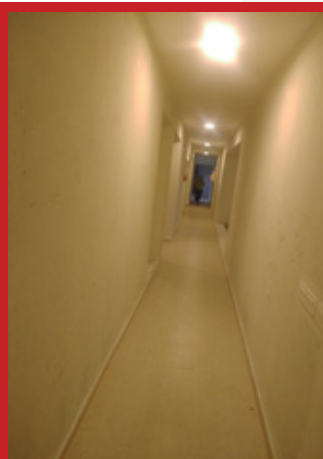
RENOVATED SWIMMING POOL VIEW



RENOVATED SWIMMING POOL VIEW



COMPLETED VIEW OF LIFT



COMPLETED VIEW OF LIFT



COMPLETED DRIVE WAY VIEW

WHAT GOES UP IN REAL-ESTATE KEEPS GOING UP, UP & UP.....!

With appreciation in our prices your
referral rewards also have appreciated

42% appreciation in just 3 years.
NOW EARN UPTO ₹98,000*



Introduce KG Builders to potential homebuyers on your contact list.

Enjoy a 2% referral bonus on every referred sale!

And win exciting gift voucher for every referred site visit.

*Per Sale

For special offers, contact:
sales@kgbuilders.com | 9025 100 555 | www.kgbuilders.com

BUILDING
A WORLD OF
EXCELLENCE
SINCE 1980

SUPPORTED BY ALL LEADING BANKS AND FINANCIAL INSTITUTIONS

KG FOUNDATIONS (P) LIMITED.

Marble Arch, Ground Floor, #5, Bishop Wallers Avenue (East), Mylapore, Chennai – 600 004, India.

42 years | 180+ completed projects | Chennai and Cochin | Over 8000 delighted customers

Member
CREDAI



Scan for website

